

This instrument prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Barcode: 19801230000147530 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/30/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of THIRTY-NINE THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JOHN E. SHEPHERD, JR. AND WIFE, CAROL L. SHEPHERD,
(herein referred to as grantors) do grant, bargain, sell and convey unto
CHARLES LEGRAND PASSMORE, an unmarried man,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 27, in Block 5, Oak Mountain Estates, Third Sector, according to Map as recorded in Map Book 5, Page 83, in the Office of the Judge of Probate of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Restrictive covenants and conditions of record.
3. Building set back lines and rights of way of record.

\$37,000.00 of the purchase price \$39,000.00 was paid from a mortgage loan closed simultaneously with deliver of this deed.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26 day of December, 1980

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)

1980 DEC 30 AM 10:40
(Seal)

Thomas A. Snowden, Jr.
JUDGE OF PROBATE (Seal)

John E. Shepherd, Jr. (Seal)
JOHN E. SHEPHERD, JR.

Carol L. Shepherd (Seal)
CAROL L. SHEPHERD

(Seal)

See Mtg. 408-346

General Acknowledgment

STATE OF ALABAMA }
SHELBY COUNTY }

Deed 2.00
Rec. 1.50
Ind. 1.00
4.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JOHN E. SHEPHERD, JR. AND WIFE, CAROL L. SHEPHERD, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of December, A. D. 1980

Thomas A. Snowden, Jr. (Signature)
Notary Public.

BOOK 330 PAGE 413