

1981010500000450 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
01/05/1981 00:00:00 FILED/CERTIFIED

This instrument prepared by:

Wallace, Ellis, Head & Fowler
Attorneys at Law
Columbiana, Alabama 35051

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STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TEN DOLLARS (\$10.00) and the assumption of that certain mortgaged indebtedness as evidenced by mortgage as recorded in Mortgage Book 395, page 860 which was assigned by assignment recorded in Miscellaneous Book 33, page 664, and as further herein-after stated, to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, PATRICK U'NEAL WINDHAM and wife, LINDA J. WINDHAM (herein referred to as grantors) do grant, bargain, sell and convey unto LOONEY R. COURINGTON and wife, PAT COURINGTON (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:

Commence at the NW corner which is the corner of Sections 24, 19, 30 & 25, and is located by a concrete monument so marked; thence N 86 deg. 34' E along the section line a distance of 1601.9 feet to intersection of the section line and the W right of way line of U.S. Hwy 280, said intersection being marked with an iron pin; thence S 10 deg. 14' E along the right of way line of U.S. Hwy 280 a distance of 197.4 feet to a concrete monument bearing the inscription of P.S.T. 506 plus 92.2; thence along W right of way line of U.S. Hwy 280 in a South-easterly direction which is a 4 deg. curve, an arc distance of 338.1 feet and a long chord which bears 13 deg. 12' E 337.1 feet to an iron pin and the point of beginning; thence run S 86 deg. 34' W a distance of 420 feet to a point; thence turn an angle of 90 deg. to left and run a distance of 210 feet to a point; thence turn an angle of 90 deg. to left and run Easterly to a point on the W right of way line of U. S. Hwy 280; thence turn to left and run a Northwesterly direction along the right of way line of Hwy 280 to the point of beginning. Situated in the NW 1/4 of Section 30, Township 19, Range 2 East, Shelby County, Alabama.

The consideration of this conveyance is Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, a part of which is the assumption of one certain mortgage dated August 31, 1979, and filed for record September 6, 1979, in the office of the Probate Judge of Shelby County, Alabama in Mortgage Book 395, page 860, which was assigned to Federal National Mortgage Association by assignment recorded in Miscellaneous Book 33, page 664 in said Probate Office, and note of even date thereby secured, in the original principal amount of \$46,000.00, payable to

BOOK 330 PAGE 488

Return to:
Looney R. Courington
Rt 1 Box 111 RFA
H...

Molton, Allen & Williams, Inc., which debt the grantees herein assume and agree to pay as a part payment of the purchase price.

The grantees further hereby assume the obligations of Patrick O'Neal Windham and wife, Linda J. Windham under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim arising from the guaranty or insurance of the indebtedness above mentioned.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals on this the 5th day of January, 1981.

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

1981 JAN -5 PM 12: 27

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Patrick O. Windham (SEAL)
(Patrick O'Neal Windham)

Linda J. Windham (SEAL)
(Linda J. Windham)

STATE OF ALABAMA)

SHELBY COUNTY)

Deed 50
Rec. 3.00
Incl. 1.00
4.50

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that PATRICK O'NEAL WINDHAM and wife, LINDA J. WINDHAM, 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 5th day of January, 1981.

Thomas A. Swanson, Jr.
Notary Public