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Shelby Cnty Judge of Probate, AL
01/19/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev 1-56

WARRANTY DEVD. JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand Five Hundred and No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Dan L. Howard and wife, Patricia A. Howard

(herein referred to as grantors) do grant, bargain, sell and convey unto

Danny R. Rhodes and wife, Martha Claire Rhodes

(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 21, according to Hubbard and Givhan's Subdivision of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, according to a map recorded in Map Book 3, Page 128, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$44,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Subject to that certain mortgage executed by Joe W. Ruffner and wife, Emily G. Ruffner to Liberty National Life Insurance Company and recorded in Mortgage Book 305, Page 331, in the aforesaid Probate Office.

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 15th day of January, 1981

WITNESS:

Notary Public, State of ALA. SHELBY CO.
I CERTIFY THIS
1.50
1.00
1.50
1981 JAN 19 PM 3:18
(Seal)

Dan L. Howard
Patricia A. Howard
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan L. Howard and wife, Patricia A. Howard 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 15th day of January, A. D. 1981.

Notary Public.