

This instrument was prepared by

19810218000018580 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
02/18/1981 00:00:00 FILED/CERTIFIED

(Name) William A. Jackson, Attorney 332-
1734 Oxmoor Road
(Address) Birmingham, Alabama 35209

Form 1-1-6 Rev. 1-68
WARRANTY DEED, 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 Thirty-Five Thousand Six Hundred Fifty-Nine & 68/100--DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Donald A. Schuster and wife, Therese Jeanne Schuster
(herein referred to as grantors) do grant, bargain, sell and convey unto
Fred R. Hipp and wife, Velma E. Hipp
(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 31-A, according to a Resurvey, as recorded in
Map Book 7, Page 148, in the Office of the Judge
of Probate of Shelby County, Alabama, of Lot 31,
in Block 1, of Kirkwall, a Subdivision of Inverness.
Subject to easements and restrictions of record.

And as further consideration the grantees herein ex-
pressly assume and promise to pay that certain mort-
gage to Real Estate Financing, Inc., recorded in Mort-
gage Book 392, Page 339, in said Probate Office, ac-
cording to the terms and conditions of said mortgage
and the indebtedness thereby secured.

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 13th
day of February, 19 81

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1981 FEB 18 AM 8:37
Donald A. Schuster (Seal)
Therese Jeanne Schuster (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment
Rec. 36.00
Ind. 1.50
1.00
38.50

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Donald A. Schuster and wife, Therese Jeanne Schuster
whose name s 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 13th day of February, A. D., 19 81...
Notary Public