

This instrument is prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

Land Title Company of Alabama, Inc.

Attn: P.O. Box 847

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Birmingham, Alabama 35201

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 SIXTY-ONE THOUSAND EIGHT HUNDRED FORTY AND 90/100 DOLLARS (\$53,840.90 of the above consideration being in the form of a mortgage assumed)

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

PHILIP R. CHASE AND WIFE, JOANNE LALLY CHASE,
(herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS C. HOUSTON AND WIFE, VICKI K. HOUSTON,

(herein referred to as GRANTEEES) 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 34, according to the survey of Shannon Glen as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.



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Shelby Cnty Judge of Probate, AL
02/24/1981 00:00:00 FILED/CERTIFIED

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Building lines, easements and restrictions of record.
3. Mortgage to Engel Mortgage Company, recorded in Volume 399, Page 186, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Volume 35, Page 450, in said Probate Office, which Grantees assume and agree to pay.

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 23rd day of February, 1981.

WITNESS:

WILLIAM J. WYNN, ATTORNEY AT LAW (Seal)
Date 1/24/81
10:56 AM FEB 24 1981 (Seal)
JOANNE LALLY CHASE (Seal)
JUDGE OF PROBATE (Seal)

Philip R. Chase (Seal)

PHILIP R. CHASE

JOANNE LALLY CHASE (Seal)

(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 PHILIP R. CHASE AND WIFE, JOANNE LALLY CHASE, 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 23rd day of February, 1981. A. D. 1981.

Notary Public