



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080



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

This instrument was prepared by

(Name) Marvin Narz <sup>730</sup>

(Address) 701 Riverchase Parkway, Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and Twenty Thousand Dollars (\$120,000.00) DOLLARS

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

Julie Narz and husband, Marvin Narz

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

Ted S. Hamilton, and Nelda R. Hamilton

(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 34 according to the map and survey of Riverchase West, as recorded in

Map Book 6, Page 78, and re-recorded in Map Book 6, Page 100 in the Probate

Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Situated in Shelby County, Alabama.

\$90,000.00 of the purchase price quoted above was paid from a mortgage loan closed simultaneously with delivery 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 20th day of February, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

(Seal)

1981 FEB 24 AM 10:29

(Seal)

Thomas A. Hamilton, Jr.

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

Deed 3000

Rec. 150

Ind. 120

3250

General Acknowledgment

I, Julie Narz and Marvin Narz, a Notary Public in and for said County, in said State, hereby certify that Julie Narz and Marvin Narz whose name 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 20th day of February, A. D., 1981.