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Shelby Cnty Judge of Probate, AL
04/01/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-63

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Three Hundred Eighty-Three and 58/100 DOLLARS

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

Tillman Davis and wife, Phyllis Davis

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

C. D. Howard and wife, Merle H. Howard

(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 2, according to the Map of D'Vallo Subdivision, as recorded in Map Book 5, Pages 50 and 51, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings & Loan Association, recorded in Mortgage Book 329, Page 172, in said Probate Office, according 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 31st day of March, 1981.

WITNESS:

1981 APR -1 AM 10:13

See May 411-99
Receiv - 250
Re - 150
500

Tillman Davis
Phyllis Davis

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned hereby certify that Tillman Davis and wife, Phyllis Davis 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 31st day of March, A. D., 1981.

HARRISON JACKSON & LEE

Notary Public.