

This instrument was prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 3512 OLD MONTGOMERY HIGHWAY

HOMEWOOD, ALABAMA 35200



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Shelby Cnty Judge of Probate, AL
04/02/1981 00:00:00 FILED/CERTIFIED

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 One hundred ten thousand and no/100 (\$110,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carlie V. Mitchell and wife, Mary K. Mitchell (herein referred to as grantors) do grant, bargain, sell and convey unto

Howard M. Khouri, Jr. and Carol K. Khouri (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 49, according to the Third Addition of Riverchase West as recorded in Map Book 7, page 139 in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1981.

Subject to restrictions, easements, and agreements of record.

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\$ 70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~from~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (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 27th day of March, 1981

WITNESS:

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE

See Mtg. 411-164
deed tax - 40.00
Rec. 150
Ind. 1.00

1981 APR -2 AM 9:41

(Seal) Carlie V. Mitchell
(Seal) Mary K. Mitchell

CARLIE V. MITCHELL (Seal)

MARY K. MITCHELL (Seal)

(Seal) (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Carlie V. Mitchell and wife, Mary K. Mitchell 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 27th day of March, A. D., 1981

[Signature]
Notary Public.

Commission Expires January 23, 1982