

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

19810406000037250 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
04/06/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY THREE THOUSAND AND NO/100-----(\$43,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Alvin H. Seaborn, Jr. and wife, Mary B. Seaborn (herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel R. Brodbeck and wife, Melinda R. Brodbeck

(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 3, in Block according to the Survey of Green Valley, as recorded in Map Book 5, Page 94, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$40,850.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Subject to that certain mortgage to Churchill Mortgage Corporation recorded in Mortgage Book 369, Page 646, and transferred and assigned to National Mortgage Company by instrument recorded in Misc. Book 39, Page 718, in the Office of the Judge of Probate of Shelby County, Alabama.

The undersigned grantees herein accept delivery of title by this deed knowing that it is subject to an outstanding mortgage debt or lien which is an encumbrance upon this property and agree that said mortgage debt or lien may be permissibly outstanding and remain unpaid until such time as grantees' mortgage indebtedness closed simultaneously herewith is paid in full.

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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 30th day of March, 19 81 .

GRANTEES:

Daniel R. Brodbeck (Seal)
Daniel R. Brodbeck

Melinda R. Brodbeck (Seal)
Melinda R. Brodbeck

____ (Seal)

Alvin H. Seaborn, Jr. (Seal)
Alvin H. Seaborn, Jr.

Mary B. Seaborn (Seal)
Mary B. Seaborn

____ (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned hereby certify that Alvin H. Seaborn, Jr. and wife, Mary B. Seaborn, 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 30th day of March, A. D., 19 81.

Bynum Bynum

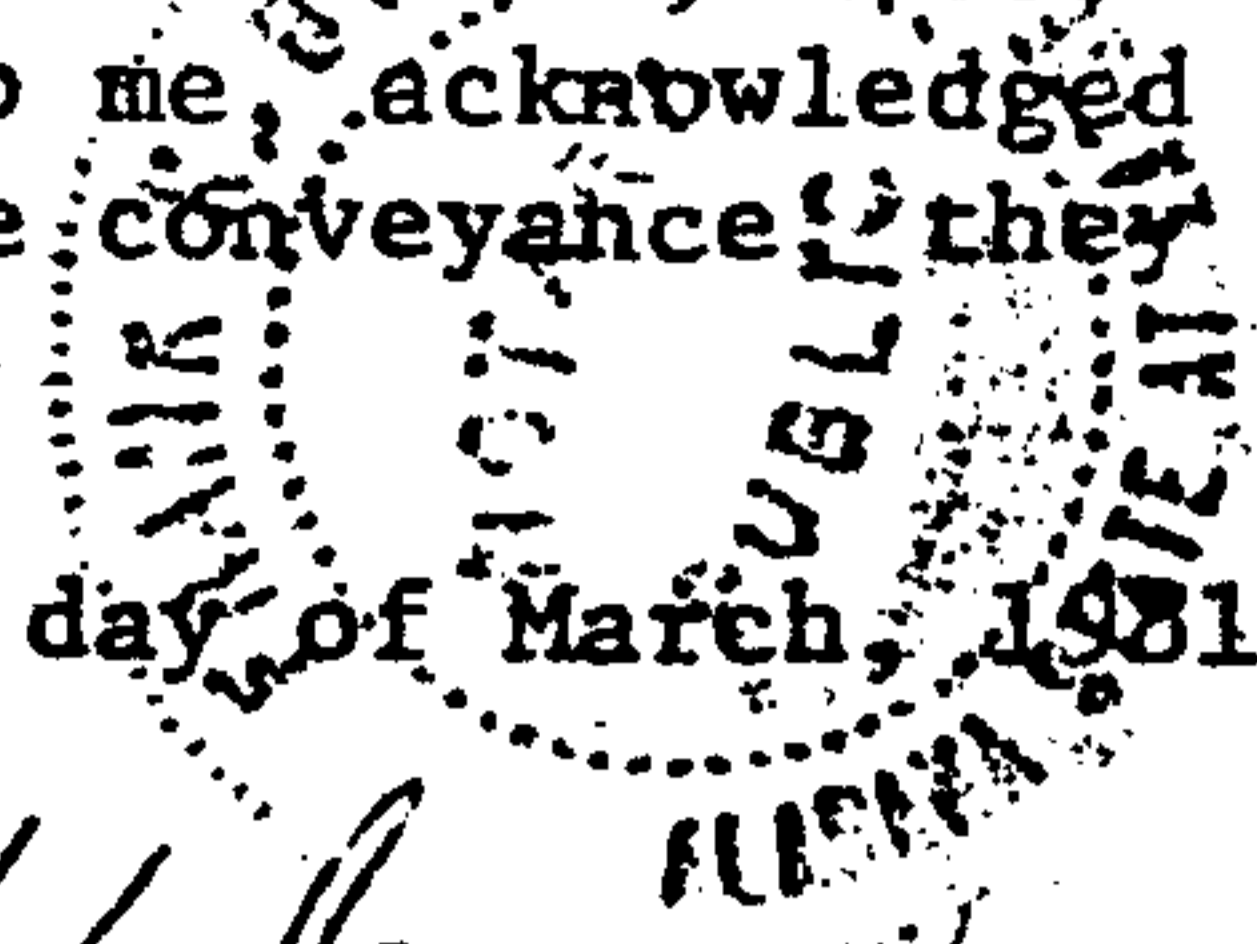
[Signature]
Notary Public.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Daniel R. Brodbeck and wife, Melinda R. Brodbeck, 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 the 30th day of March, 1981.



Frank L. Boyer
Notary Public

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 APR -6 AM 11: 56

Thomas A. Swanson, Jr.
JUDGE OF PROBATE

Deeds 2.50 See mtg. 411-269
Rec. 3.00
Ind. 1.00

6.50

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RETURN TO:

BYNUM & BYNUM
P.O. BOX 76037
BIRMINGHAM, ALABAMA 35223

Alvin H. Seaborn, Jr. and
Mary B. Seaborn

TO

Daniel R. Brodbeck and wife,
Melinda R. Brodbeck

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

STATE OF ALABAMA,
COUNTY.

Judge of Probate

BYNUM AND BYNUM
ATTORNEYS AT LAW
1410 INDEPENDENCE DRIVE
BIRMINGHAM ALABAMA 35209

DEED TAX \$
RECORD FEE \$
TOTAL \$

6.50

(OVER)