

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law 390

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

Mr. Robert N. Harry
749 Bailey Brook Circle
Birmingham, AL

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 Thirty seven thousand seven hundred twenty and no/100 (\$37,720.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 399, page 415, in the Probate Office of Shelby County, Alabama.

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

Patrick A. Seny and wife, Betty L. Seny
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert N. Harry and Barbara U. Harry

(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:



19810413000040060 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/13/1981 00:00:00 FILED/CERTIFIED

Lot 11, according to the Survey of Riverchase West, Dividing Ridge, as recorded in Map Book 6, Page 108, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1981.

Subject to restrictions, easements, and right-of-way of record.

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

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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~~(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 ~~do~~(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 9th day of April, 1981.

WITNESS:

1981 APR 13 AM 8:31 (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Patrick A. Seny and wife, Betty L. Seny whose name is 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 9th day of April, A. D., 1981

Larry L. Halcomb Notary Public

My Commission Expires January 24, 1982