

(City) _____
(County) _____
(Address) 1804 7th Avenue North
Birmingham, AL 35203



Shelby County, Alabama
1981-323-3370
Shelby County Clerk's Office

WARRANTY OVER. UNTIL FOR LIFE WITH REMAINDER TO SURVIVOR

19810423000045180 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
04/23/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY

That in consideration of \$15,000.00 Fifteen Thousand and no/100 DOLLARS
and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Alan T. Read and wife, Sarah K. Read
(herein referred to as grantors) do grant, bargain, sell and convey unto
James W. Denton and Marie Hastings
(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 12, according to the survey of Old Mill Trace, as recorded in Map Book 7, Page 99 A&B,
in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the year 1981. (2) Restrictions appearing
of record in Misc. Book 34, Page 697. (3) Right of Way granted to Alabama Power Company
by instrument(s) recorded in Deed Book 175, Page 280 and Deed Book 186, Page 199, and
Deed Book 101, Page 535. (4) A 30 foot building set back line from Caldwell Mill Lane,
and an easement of irregular width along the west boundary of property for public utilities,
sanitary sewer, storm sewer and storm ditches as shown on recorded map. (5) All minerals
of every kind and character, including, but not limited to, oil, gas, sand and gravel in,
on, and under subject property.

Grantees herein expressly agree and promise to pay that certain mortgage executed by
Alan T. Read and wife, Sarah K. Read, to Molton, Allen & Williams, Inc., in the amount of
\$60,000.00, dated August 7, 1979, filed for record August 20, 1979, recorded in Mortgage
Book 395, Page 191, and transferred and assigned to Federal National Mortgage Association
by instrument recorded in Misc. Book 32, Page 470, according to the terms and conditions
contained therein and the indebtedness secured thereby.

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 16th
day of April, 1981

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1981 APR 23 AM 10:58
(Seal)
James A. Shannon, Jr.
JUDGE OF PROBATE (Seal)

Alan T. Read (Seal)
Alan T. Read
Sarah K. Read (Seal)
Sarah K. Read
Sec mtg. 411-739 (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } Rec. 1.50
Ind. 1.00
2.50

General Acknowledgment

I, the undersigned
hereby certify that Alan T. Read and wife, Sarah K. Read, a Notary Public in and for said County, in said State,
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 16th day of April, A. D., 1981

Form ALA-31
Notary Public