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Shelby Cnty Judge of Probate, AL
05/01/1981 00:00:00 FILED/CERTIFIED

(Name) Patrick H. Boone, Attorney at Law

(Address) 1312 City Federal Building, Birmingham, Alabama 35203

Form 1-15 Rev. 1-79

WARRANTY USED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE FUND, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-five Thousand Thirty-six and 94/100 (\$45,036.94) DOLLARS and the assumption of the Mortgage described below,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David L. Bertrand and wife, Carolyn A. Bertrand,

(herein referred to as grantors) do grant, bargain, sell and convey unto Lyle Boysen and wife, Marlene Boysen,

(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 5, according to Second Addition, Riverchase West Residential Subdivision, as recorded in Map Book 7, page 59, in the office of the Judge of Probate of Shelby County, Alabama. Situated in Shelby County, Alabama.

Grantees, Lyle Boysen and wife, Marlene Boysen, hereby agree to assume the indebtedness of approximately \$68,963.06, secured by that certain Mortgage given by David L. Bertrand and wife, Carolyn A. Bertrand, to First Federal Savings and Loan Association of Alabama, which said Mortgage is dated, December 27, 1978, was filed in the office of the Judge of Probate of Shelby County, Alabama, on December 29, 1978, and recorded at Book 386, page 908; and said Lyle Boysen and wife, Marlene Boysen, hereby agree to pay said Mortgage indebtedness in full all in accordance with the terms and provisions thereof.

This conveyance is made subject to all existing restrictions, rights of way, limitations, easements, covenants of record, exceptions, reservations and releases, including but not limited to: (1) Easements as shown on recorded map of said subdivision; (2) Oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in Deed Book 127, page 140, from Wesley W. West, et al, to George W. Young; (3) Minerals and mining rights excepted in Deed Book 317, page 44, in said Probate Office; (4) Agreement with Alabama Power Company recorded in Misc. Book 25, page 606, in Probate Office; (5) Restrictive covenants regarding underground cables, recorded in Misc. Book 25, page 613, in Probate Office; (6) Declaration of protective covenants, easements, charges and liens for Riverchase (Residential), in Misc. Book 14, page 536, and amended restrictions recorded in Misc. Book 17, page 550, in Probate Office.

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 ~~XXXXX~~ ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXX~~ (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 ~~XX~~ (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 22 day of APRIL, 1981

WITNESS:

STATE OF ALABAMA, SHELBY CO.
JUDGE OF PROBATE
THIS DEED WAS FILED

Deed tag - 4550
Rec. - 150
Ind. - 100

(Seal)

David L. Bertrand (Seal)

1981 MAY -1 AM 11:55

(Seal)

Carolyn A. Bertrand (Seal)

Judge of Probate

(Seal)

Carolyn A. Bertrand (Seal)

STATE OF SANTA

CLARA

COUNTY



OFFICIAL SEAL
DEBORAH PINKSTON

NOTARY PUBLIC - CALIFORNIA
COUNTY OF SANTA CLARA
Comm. Exp. Oct. 19, 1984

I, Deborah Pinkston

hereby certify that David L. Bertrand and wife, Carolyn A. Bertrand, 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 22 day of April, A. D., 1981.

Deborah Pinkston

Notary Public.

PERDUE, JOHNSON, BOONE & JOHNSON

ATTORNEYS AND COUNSELORS AT LAW
1312 CITY FEDERAL BUILDING