

This instrument was prepared by

✓ (Name) Thomas L. Foster, Attorney

287

Address 2010 City Federal Building, Birmingham, AL 35203



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810507000050640 Pg 1/1 .00

Shelby Cnty Judge of Probate, AL

05/07/1981 00:00:00 FILED/CERTIFIED

That in consideration of Sixty-Six Thousand Five Hundred and no/100---(\$66,500.00)----DOLLARS

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

Robert E. Thorn and wife, Nancy Ann Thorn

(herein referred to as grantors) do grant, bargain, sell and convey unto

Terry A. Meredith and wife, Christine A. Meredith

(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 2, Block 3, according to the survey of Wooddale, as recorded in Map Book 5, Page 86, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year.
2. 35 foot building line from Tescumseh Trail and 7.5 foot easement along rear line of property.
3. Restrictions appearing of record in Deed Volume 272, Page 85, as amended by Misc. Book 2, Page 390.
4. Right of Way in favor of Alabama Power Company and Southern Bell Telephone and Telegraph Company by instrument recorded in Deed Volume 273, Page 63.
5. Oil, Gas, Petroleum, and Sulphur rights recorded in Deed Volume 127, Page 140.
6. Right of Way granted Alabama Power Company by instrument(s) recorded in Deed Volume 101, Page 500 and Deed Volume 101, Page 569.

332 PAGE 642  
BOOK

As a part of the cash consideration recited above the grantees herein assume and agree to pay the balance of that certain mortgage executed to Home Federal Savings & Loan Association of Birmingham as shown by instrument recorded in Mortgage Book 326, Page 478, the present principal balance of which is \$37,947.86.

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 28 day of April, 1981.

WITNESS:

Mary Ann Burke

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

(Seal)

Robert E. Thorn

(Seal)

Joyce Appleby

1981 MAY -7 AM 8:57

(Seal)

Nancy Ann Thorn

(Seal)

Virginia A. Stokoe (Seal)

JUDGE OF MARIETTA

Deed 29.00

Rec. 1.50

Ind. 1.00

31.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert E. Thorn and wife, Nancy Ann Thorn, 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 28 day of

April

A. D., 19 81

Jacqueline K. Graham  
Notary Public, Georgia  
21 1981