

STATE OF ALABAMA
WARRANT DEED

C-#46,633.70

678

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100--(\$10.00)--Dollars and other valuable considerations

to the undersigned grantor, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto FRANK M. EAGAN, JR. and wife, AUDREY D. EAGAN

(herein referred to as GRANTEEES) 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 the County of Shelby and the State of Alabama, to-wit:

Lot 15, in Block 1, according to the Survey of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, page 121, and amended by Map Book 5, page 123, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

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Shelby Cnty Judge of Probate, AL
05/19/1981 00:00:00 FILED/CERTIFIED

As part of the consideration herein, the Grantees herein agree to assume and pay the unpaid balance of that certain mortgage in favor of Citizens Mortgage Corporation, dated June 20, 1974, and recorded in Mortgage Book 340, at Page 288, in the Office of the Judge of Probate of Shelby County, Alabama; which mortgage was transferred and assigned to Manufacturer's Hanover Trust Co., by instrument dated July 23, 1974, and recorded in Miscellaneous Book 8, at Page 712, in said Probate Office.

Sales price of the property conveyed herein is \$80,000.00, of which \$33,366.30 is being paid by virtue of the assumption of the mortgage described hereinabove.

1981 MAY 19 AM 9:38

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

47.00
1.50
1.00
49.50

TO HAVE AND TO HOLD, To the said GRANTEEES 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.

IN WITNESS WHEREOF, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation, has caused this instrument to be executed by J. P. DeWitt, Vice President, Kevin Keefe, Asst. Secretary, and its corporate seal of said corporation to be hereunto affixed and attested by Assitant Secretary this 15th day of May, 1981.

ATTEST: THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
Kevin Keefe, Asst. Secretary
BY: J. P. DeWitt, Vice President

STATE OF NEW YORK
NEW YORK COUNTY

I, Tina Louise Johnson, a Notary Public in and for said State of NEW YORK, hereby certify that J. P. DeWitt, Vice President, and Kevin Keefe, Asst. Secretary, whose names as Vice President and Assistant Secretary of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this 15th day of May, 1981.

TINA LOUISE JOHNSON
Notary Public, State of New York
No. 03-472673

Notary Public

Commission Expires March 20, 1982

This Instrument Recording Only

William T. Mills, II
PORTERFIELD, CONGILL, CLARK & HARPER, P.A.
Office Park Circle - Suite 1
Birmingham, AL 35223