989

[redacted] [redacted] [redacted]

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law

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

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 Sixty six thousand eight hundred seventy five and no/100 ($66,875.00) DOLLARS

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

Michael E. Baskerville and wife, Lezlee J. Baskerville

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

James L. Collins, Jr. and Margaret L. Collins

(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 46, according to the survey of Dearing Downs, 1st Addition as recorded in Map Book 6, Page 141 in the Probate Office of Shelby County, Alabama.

Subject to taxes for the year 1981 and thereafter, building lines, easements, restrictions, and rights of way of record.

BOOK 333 PAGE 67

19810528000059500 1/1 $.00
Shelby Cnty Judge of Probate, AL
05/28/1981 12:00:00 AM FILED/CERT

$60,000.00 of the above cited consideration was provided by a mortgage loan closed simultaneously herewith.

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 27th day of May, 19 81.

WITNESS:

Rec'd TAX 7.00 STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED
Rec'd 1.50
Ind 1.00
9.50 1981 MAY 28 AM 9:32
Rec'd Mtg 412-820
JUDGE OF PROBATE

Michael E. Baskerville (Seal)
MICHAEL E. BASKERVILLE

Lezlee J. Baskerville (Seal)
LEZLEE J. BASKERVILLE

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Michael E. Baskerville and wife, Lezlee J. Baskerville 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 27th day of May A. D., 19 81

Lamar F. Ham, III
Notary Public.

LAMAR HAM
ATTORNEY AT LAW
3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209