

(Name) Daniel M. Spitler, Attorney 781
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Shelby Cnty Judge of Probate, AL
06/24/1981 00:00:00 FILED/CERTIFIED

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Thousand Two Hundred Eighty-Two and 04/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
C. D. Howard and wife, Merle H. Howard

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

Charles R. Crowder and wife, Carol W. Crowder

(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:

Lots 13 and 14, in Block 1, according to Nickerson-Scott Survey, as recorded in Map Book 3, Page 34, in the Office of the Judge of Probate of Shelby County, Alabama, LESS AND EXCEPT the right-of-way of U. S. Highway 31, being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay those certain mortgages to The First Bank of Alabaster, recorded in Mortgage Book 357, Page 462, and Mortgage Book 370, Page 795, and that certain mortgage to Theodore C. Driver and Brenda June Driver, recorded in Mortgage Book 403, Page 947, in said Probate Office, according to the terms and conditions of said mortgages and the indebtednesses thereby secured.

\$12,282.04 of the purchase price recited above was paid from 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 17th day of June, 1981.

WITNESS:

(Seal)
JUN 24 AM 8:25
(Seal)

(Seal)
Rec'd 413-531 Deed 48.00
Rue. 1.50
Ind. 1.00
5050
STATE OF ALABAMA }
JEFFERSON COUNTY }

C. D. Howard
C. D. Howard, by William A. Jackson, his Attorney-in-Fact
Merle H. Howard
Merle H. Howard, by William A. Jackson her Attorney-in-Fact
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard and wife, Merle H. Howard, by William A. Jackson, their Attorney-in-Fact, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date, in his capacity as Attorney-in-Fact.

Given under my hand and official seal this 17th day of June, A. D., 1981.

Daniel M. Spitler