

(Name) L. HALCOMB ✓
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3512 OLD MONTGOMERY HIGHWAY
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Shelby Cnty Judge of Probate, AL
07/01/1981 00:00:00 FILED/CERTIFIED

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 Thirty three thousand four hundred thirteen and no/100 (\$33,413.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 389, Page 121, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Shelton Leider and wife, Betty Leider
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rodney W. Nowakowski and Deborrah W. Nowakowski
(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 21, according to the Survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1981.
Subject to rights of way, easements and restrictions of record.
Mineral and mining rights excepted.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

Shelton Leider and Sheldon Leider is one and the same person.

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 22nd day of June, 1981

WITNESS: 1981 JUL -1 AM 8:50
Shelton Leider (Seal) Betty Leider (Seal)
Deed tax - 33.50
Rec. 1.50
Ind. 1.00
36.00

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, do hereby certify that Shelton Leider and wife, Betty Leider whose name S are signed to the foregoing conveyance, and who are known to me, acknowledged before me 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 22nd day of June
72 Halcomb
My Commission Expires January 23, 1984