

This instrument was prepared by

240

(Name) Charles L. Howard, III, Attorney

(Address) 1033 Frank Nelson Building, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-69

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Twenty-Two Thousand Five Hundred----- DOLLARS, Twenty-Three Thousand Dollars cash; assumption of grantors mortgage to Birmingham Federal S & Loan; second mortgage to grantors for the remaining balance of purchase price, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Vincent J. Livengood, and wife, Mary A. Livengood,

(herein referred to as grantors) do grant, bargain, sell and convey unto James A. Thomas, and wife, Gladys H. Thomas,

(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:

Route 1, Box 302, Helena, Alabama 35080, more particularly described as follows:

Lot 20, Sector 2, Brookstone Subdivision as recorded in Map Book 5, Page 14, in the office of the Judge of Probate of Shelby County.

Subject to all restrictive covenants and conditions filed for record in Deed Book 249, Page 924, and as amended and recorded in Deed Book 251, Page 930, in the Probate Office of Shelby County, Alabama.

Subject to all utility easements and rights of way of record.

Eighty three thousand nine hundred forty eight and 14/100 Dollars (\$83,948.14) of the above stated purchase price is by mortgage closed simultaneously herewith.



19810707000074270 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/07/1981 00:00:00 FILED/CERTIFIED

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 26th day of June, 1981.

WITNESS:

See Ptg. 413 pg.

Deed Tax 39.00

(Seal)

Rec. 150

(Seal)

41 50

(Seal)

(Seal)

Vincent J. Livengood

Mary A. Livengood

Mary A. Livengood

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Vincent J. Livengood and Mary A. Livengood whose name 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 26th day of June, 1981.

Charles L. Howard, III, Notary Public