

This instrument prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 1972 Chandalar Office Park
Pelham, Alabama 35124



Canaba Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

389



19810812000088100 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/12/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Six Hundred Seven and 90/100 (\$19,607.90) DOLLARS

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

John K. Oster and wife, Mickie R. Oster

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

Jerry L. Cochran and Nelda J. Cochran

(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 45, according to the survey of Second Sector, Portsmouth,
as recorded in Map Book 6, Page 37, in the Office of the
Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to taxes due October 1, 1981.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to United Federal Savings & Loan Association recorded in Mortgage Book 365, Page 176, in the Office of the Judge of Probate of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$3,841.76 of the purchase price recited above was paid from a purchase money second mortgage closed simultaneously herewith.

\$5,500.00 of the purchase price recited above was paid from a purchase money third mortgage closed simultaneously herewith.

\$4,165.00 of the purchase price recited above was paid from a purchase money fourth mortgage 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 11th day of August, 1981

WITNESS: I CERTIFY THIS INSTRUMENT WAS FILED

1981 AUG 12 PM 3:31

Judge of Probate

See Mtg. 414 - 721.724.728

6.50

1.50

1.00

9.00

JOHN K. OSTER

MICKIE R. OSTER

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John K. Oster and wife, Mickie R. Oster 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 11th day of August, A. D., 1981

Form ALA-31

Daniel M. Spitler

Notary Public.