

This instrument was prepared by

(Name) Caleb E. Anderson, Broker. 593

(Address) 1560 Montgomery Hwy South Birmingham, Al. 35216

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Shelby Cnty Judge of Probate, AL
09/18/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Three Thuosand five hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Martin A. Quave, Jr., Doris B. Quave and Barbara A. Quave.

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

Barbara A. Quave.

(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, Al. County, Alabama to-wit:

Lot 22, according to the survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Taxes for the year 1981 and thereafter. Parcel ID 58-13-05-22-03-001-15.15.
2. Building setback line of 40 feet reserved from Shamrock Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5' easement on north and east sides.
4. Restrictions, covenants and conditions as set out in Misc. Book 27, Page 996 in Probate Office.
5. Transmission Line Permit to Alabama Power Company and South Central Bell as recorded in Deed Book 316 Page 343 in Probate Office.
6. Statutory right of redemption as evidenced by foreclosure deed recorded in Deed Book 328, Page 174 in the Prpbate Office of Shelby County. Al.

\$50,800.00 of the considersation recited above was paid from the proceeds of a mortage loan closed sumultaneously 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, they have hereunto set their hand(s) and seal(s), this 16th day of February, 1981

WITNESS:

UNITED ALA. SHELBY CO.
JUDGE OF PROBATE

1981 SEP 18 PM 2:59

Recd tax 3.00
Rec. 2.00
(Seal) 1.00

Martin A. Quave Jr. (Seal)

Doris B. Quave (Seal)

Barbara A. Quave (Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Caleb E. Anderson, a Notary Public in and for said County, in said State, hereby certify that Martin A. Quave, Jr., Doris B. Quave and Barbara A. Quave whose names they signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day of February, 1981, being informed of the contents of the conveyance they executed the same voluntarily on the day the same were made.

Given under my hand and official seal this 16th day of February, A. D. 1981

Commission Expires January 26, 1982

Notary Public.