

This instrument was prepared by

(Name) Manuel Levine
433 Frank Nelson Building
(Address) Birmingham, Alabama 35203



Jefferson Land Title Services Co.

316 21ST NORTH • P. O. BOX 10481 • PHONE 33061 3

BIRMINGHAM ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company



19810924000102940 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/24/1981 00:00:00 FILED/CERTIFIED

731
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Nine Thousand-Eight Hundred-Forty Four and No/100 DOLLARS and the assumption of the first Mortgage as hereinafter described

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

Floyd D. Skinner and wife, Gloria D. Skinner

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

James F. Clayton and wife Kathryn J. Clayton

(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 1, Block 2 according to the survey of Awtrey & Scott's Addition to Altadena South, as recorded in Map Book 5, page 121, in the Probate Office of Shelby County, Alabama, and amended by Map Book 5, page 123, in said Probate Office.

Grantees assume and agree to pay that certain mortgage executed by the grantors herein to A.M. Davis and wife, Elise Davis recorded on November 10, 1978 in the Probate Office of Shelby County, Alabama in Volume 385, page 219; the remaining principal amount, as of this date is:

Sixty-One Thousand-One Hundred-Fifty Six and No/100 Dollars.

Warranted except:

1. Taxes for the year 1981.
2. 35 foot building line, 7.5 foot easement on west and 5 foot easement on rear as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Vol. 4, page 466, and Vol. 5, page 356, in the Probate Office of Shelby County, Alabama.
4. Right of way to Alabama Power Company recorded in Vol. 102, page 52, and Vol. 187, page 377, in said Probate Office.
5. Restrictions contained in Misc. Vol. 3, page 468, amended by Misc. Vol. 3, page 873, in said Probate Office.

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 May, 19 81

WITNESS

Send Tax Notice to:

James F. Clayton and Kathryn J. Clayton (Seal)
4900 Altadena South Drive
Birmingham, Alabama 35244 (Seal)
(Shelby, Alabama) (Seal)

Floyd D. Skinner

Gloria D. Skinner

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned Floyd D. Skinner and wife, Gloria D. Skinner, a Notary Public in and for said County, in said State hereby certify that James F. Clayton and Kathryn J. Clayton whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of May

Form ALA-31

J. Clayton

Commission Expires: 6-13-81

STATE OF ALABAMA
I CERTIFY THIS INSTRUMENT WAS FILED
1981 SEP 24 AM 9:42
JUDGE PROBATE
Shelby County
Notary Public
Ann Marion Helton
Notary Public