

This instrument was prepared by

Send Tax Notice to:

Name

Real Estate Financing, Inc.

This Form furnished by:

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

Address

2850-F Highway 31 South

(Address) Pelham Mall, Pelham, AL 35124

P.O. Box 268

Montgomery, Alabama 36103

**Cahaba Title, Inc.**

3800 Sandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SEVEN THOUSAND THREE HUNDRED SEVENTY-FIVE AND 25/100-----DOLLARS

(\$56,875.25 of the above consideration being in the form of a mortgage assumed)

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

JERRY A. KIDD AND WIFE, DONNA G. KIDD

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

JAMES D. BOYD AND WIFE, WANDA M. BOYD

(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 9, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama.  
Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Restrictive covenants and conditions of record.
3. Building setback lines of record.
4. Easements of record.
5. Mortgage to Real Estate Financing, Inc., recorded in Mortgage Book 409, Page 666, and re-recorded in Mortgage Book 410, Page 289, in Probate Office, and last assigned to Central Bank of Birmingham, as Trustee under Trust Indenture, with Alabama Housing Finance Authority by assignment recorded in Misc. Book 39, Page 932, in said Probate Office, which Grantees assume and agree to pay.

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BOOK

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 28th day of September 81, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

DOCUMENT WAS FILED (Seal)

1981 SEP 29 AM 9:00 (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY

Deed 10.50  
Rec 1.50  
Ind. 1.00  
13.00

General Acknowledgment

I, the undersigned, hereby certify that JERRY A. KIDD AND WIFE, DONNA G. KIDD, a Notary Public in and for said County, in said State, 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 28th day of September, 1981 A. D.

Form ALA-31

Notary Public.