

This instrument prepared by
(Name) ✓ Claiborne P. Seier 126
(Address) 3349 Montgomery Highway, Birmingham, Alabama 35209

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

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen thousand nine hundred and no/100 (\$17,900.00) DOLLARS and the assumption of the mortgage as recorded in Volume 397, page 432 in the Probate Office of Shelby County, Alabama. 54000
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

JAMES L. SEIBOLD and wife, DENISE D. SEIBOLD

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

CHARLES E. WHEELER and PATRICIA M. WHEELER

(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 11, Block 7, according to the survey of Southwind, Third Sector, as recorded in Map Book 7, Page 25, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights of way and building lines of record.

Subject to taxes for 1981.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage, and to comply with all the terms, conditions and provisions of the Note evidencing said indebtedness and the mortgage securing the same.

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 15th day of October, 1981

WITNESS:

Deed TAX 12.00 STATE OF ALA. SHELBY CO. (Seal)
1.50 I CERTIFY THIS
1.00 INSTRUMENT WAS FILED
20.50 1981 OCT -5 AM 10:36 (Seal)

James L. Seibold (Seal)
JAMES L. SEIBOLD
Denise D. Seibold (Seal)
DENISE D. SEIBOLD (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. Seibold and wife, Denise D. Seibold 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of October, A. D., 1981

Notary Public.

BOOK 335 PAGE 330