

This instrument was prepared by

(Name) Harold H. Goings 308

(Address) 1933 Montgomery Highway

19811012000108720 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/12/1981 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 Thousand and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Robert E. Schumaker and wife, Mildred A. Schumaker
(herein referred to as grantors) do grant, bargain, sell and convey unto

James H. Thompson and Mary S. Thompson
(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 10, Block 5, according to the Survey of Navajo Hills, Second Sector, as recorded in Map Book 5, page 24, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35' Building line as shown by recorded map.
3. 7.5' Easement on rear as shown by recorded map.
4. Rights and reservations recorded in Volume 241, page 743, in the Probate Office of Shelby County, Alabama.
5. Restrictions contained in Volume 250, page 81, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 250, page 725, in said Probate Office.
7. Easement to Alabama Power Company recorded in Volume 243, page 501, in said Probate Office.

\$46,000.00 of the purchase price recited above was paid from a mortgage loan 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 1st day of October, 1981

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

See Dist. 416-138

deed tax 7.00

Rec. 1.50

Robert E. Schumaker (Seal)
Robert E. Schumaker

1981 OCT 12 AM 8:22

1.00

Mildred A. Schumaker (Seal)
Mildred A. Schumaker

James H. Thompson (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Robert E. Schumaker and wife, Mildred A. Schumaker 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 1st day of October, A. D., 1981

CORLEY, MONCUS, BABYUS, CONNER, TRUSTON & BEAVERS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Harold H. Goings
Notary Public.

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