

This instrument was prepared by

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HOMEWOOD, ALABAMA 35209

19811103000116950 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/03/1981 00:00:00 FILED/CERTIFIED

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

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

That in consideration of One hundred four thousand and no/100 (\$104,000.00) DOLLARS

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

Donald H. Murray and wife, Joyce S. Murray
(herein referred to as grantors) do grant, bargain, sell and convey unto

John Lionel Swift and Martha Swift

(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 31 according to Second Addition Riverchase West as recorded in Map Book 7, page 59, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1982.

Subject to easement, rights of way and restrictions of record.

\$ 83,200.00 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 ~~by~~(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 ~~we~~(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, we have hereunto set our hand(s) and seal(s), this 18th day of October, 19 81

WITNESS: STATE OF ALA. SHELBY CO. See Mtg. 416-661
I CERTIFY THIS Deed to - 21⁰⁰
1⁵⁰
1⁰⁰
23⁵⁰
1981 NOV -3 AM 8:39
Donna L. Wolf (Seal)
Donna L. Wolf (Seal)
Donna L. Wolf (Seal)
Donna L. Wolf (Seal)

OHIO
STATE OF ~~ALABAMA~~
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald H. Murray and wife, Joyce S. Murray whose name s 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 18th day of October, A. D., 19 81

Donna L. Wolf
DONNA L. WOLF
Notary Public, State of Ohio
My Commission Expires June 2, 1985