

This instrument is prepared by
LARRY L. HALCOMB
(Name) ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMECOOD, ALABAMA 35209

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Shelby Cnty Judge of Probate, AL
11/30/1981 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 Twenty one thousand and no/100 (\$21,000.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 369, Page 829, Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Kenneth Wilbanks and wife, Noel Wilbanks

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

Gregory A. Byrd and Belinda S. Byrd

(herein referred to as GRANTEEES) 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 4, according to Indian Valley Fourth Sector, as recorded in Map Book 5 Page 99 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1982.

Subject to building lines, easements and restrictions of record.

Mineral and mining rights excepted.

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BOOK

Kenneth T. Wilbanks and Kenneth Wilbanks is one and the same person.

Noel H. Wilbanks and Noel Wilbanks is one and the same person.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

TO HAVE AND TO HOLD to the said GRANTEEES 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 we do for ~~ourselves~~ (ourselves) and for ~~us~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 ~~we~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 November, 1981.

WITNESS:

John M. Lutone (Seal)
John M. Lutone (Seal)
STATE OF FLORIDA
HILLSBOROUGH COUNTY

1981 NOV 20 (Seal) 9:44

Kenneth L. Wilbanks (Seal)
KENNETH WILBANKS
Noel Wilbanks (Seal)
NOEL WILBANKS
Rec'd TAX 21.00
Rec'd 1.50
Jnd 1.00
33.50
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kenneth Wilbanks and wife, Noel Wilbanks, whose name is *John M. Lutone*, 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

November

A. D., 19 81

Allen B. Beving

Notary Public, State of Florida at Notary Public.
My Commission Expires Dec. 4, 1983