

This instrument was prepared by

(Name) Dale Corley 118
(Address) 1933 Montgomery Highway

19811204000129020 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/04/1981 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 Eighty Six Thousand Five Hundred and 00/100 DOLLARS

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

Gloria G. Byrd and husband, Aubrey A. Byrd

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

James W. Hall and Jane B. Hall

(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 16, Block 5, according to the Survey of Wooddale, Fourth Sector, as recorded in Map Book 6, page 26, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. Building line as shown by recorded map.
3. Easement as shown by recorded map.
4. Easement for water system as recorded in Volume 229, page 112, and Volume 229, page 109, in the Probate Office of Shelby County, Alabama.
5. Right of way to Alabama Power Company recorded in Volume 101, page 500; Volume 101, page 550; Volume 245, page 116, and Volume 179, page 380, in said Probate Office.
6. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

\$69,200.00 of the purchase price recited above was paid from a purchase money 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 25th day of November, 1981.

WITNESS:

Deed TAX 17.50
Rec 1.50
Jud 1.00
20.00
DEC -4 AM 8:52
(Seal)

Gloria G. Byrd (Seal)

Aubrey A. Byrd (Seal)

General Acknowledgment

STATE OF ALABAMA }
Jefferson COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gloria G. Byrd and husband, Aubrey A. Byrd 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 25th day of November, A. D., 1981

CORLEY, HARRIS, BOWEN, GIBBS, THOMPSON & BEAVERS, ATTORNEYS
1933 MONTGOMERY HIGHWAY
BIRMINGHAM, ALABAMA 35209

Dale Corley
Notary Public.