

This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICE TO: Charles Colvert
2519 E. 11th Drive
Helena, AL 35080

19811209000130210 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/09/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Thomas E. Dean and wife, Teresa B. Dean (herein referred to as grantors) do grant, bargain, sell and convey unto Charles C. Colvert and wife, Deborah D. Colvert (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, according to the Survey of Royal Oaks, First Sector, as recorded in Map Book 7, Page 17, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Engel Mortgage Company, Inc., as recorded in Mortgage Book 399, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 336 PAGE 707

1981 DEC -9 AM 8:54
deed tax 17.50
Rec. 1.50
Ind. 1.00
20.00
JUDGE OF PROBATE

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 4th day of December, 19 81.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Thomas E. Dean (Seal)
Teresa B. Dean (Seal)
_____(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Dean and wife, Teresa B. Dean 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 4th day of December, A. D., 19 81.

Frank L. Bynum
Notary Public.