

This instrument is prepared by

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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 Fifty seven thousand five hundred and no/100 (\$57,500.00) DOLLARS and the assumption of the mortgage recorded in Book 344, Page 625, 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,

Jim R. Lawhern and wife, Brenda L. Lawhern (herein referred to as grantors) do grant, bargain, sell and convey unto James E. Barnes and Audrey K. Barnes

(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 42, according to the Survey of Homestead, First Sector, as recorded in Map Book 6, Page 9, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1982.

Subject to easements, building lines, restrictions, agreements and rights of way of record.

Mineral and mining rights excepted.

BOOK 337 PAGE 189

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 I/we do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I/we (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 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 *7th* day of *JANUARY*, 1982, A. D. 1982.

WITNESS:



1982 JAN -7 AM 9:25

(Seal)

JUDGE OF MORTGAGE

(Seal)

Deed Tax \$7.50
Rec 1.50
Jud 1.00
60.00

Jim R. Lawhern (Seal)

Brenda L. Lawhern (Seal)

(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jim R. Lawhern and wife, Brenda L. Lawhern, whose name is, 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 *7th* day of *JANUARY*, 1982, A. D. 1982.

Notary Public

My commission expires August 21, 1983