

FRANK K. BYNUM, ATTORNEY

578

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) 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,

Guy Paul Franks, Jr. and wife, Paula F. Franks

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

William A. Dowling and wife, Vida B. Dowling

(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:

For a point of beginning commence at the Southwest corner of the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 3 West, situated in Shelby County, Alabama, and run thence North 88° 30' East a distance of 191 feet to a point, which point is the point of beginning of the land herein conveyed; continue to run thence North 88° 30' East a distance of 90 feet to a point on the West line of King Street; thence run North 27° and 19' East a distance of 125.29 feet to a point, which point is South 27°19' West a distance of 15 feet from the intersection of the continuation of the South boundary of Houlditch Street, which is the North boundary of the land herein conveyed, and a continuation of the aforementioned line running North 27°19' East; run thence in a Northwest-erly direction to a point, which point is South 88° and 30' West a distance of 15 feet from the intersection of a continuation of the East line of the property herein conveyed and the South line of Houlditch Street, which said South line is the North line of the property herein conveyed; run thence South 88° and 30' West a distance of 143.30 feet to a point; thence turn an angle to the left of 90° and run South 1° and 30' East a distance of 125 feet to the point of beginning of the land herein conveyed situated in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, and being further described as Number 1 of Houlditch Subdivision, except a triangular plot in the Northeast corner of said Lot Number 1, 15 feet on the East side and 15 feet on the North side, according to a survey and map of said survey made by I. S. Gillespie, Registered Land Surveyor on August 1, 1951. Mineral and mining rights excepted.

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 Churchill Mortgage Corporation recorded in Volume 362, Page 173, in the Office of the Judge of Probate of Shelby County, Alabama.

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 22nd day of January, 19 82.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

1982 JAN 27 AM 8:38

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

Recd TAX 25.00
Rec 1.50
Said 1.00
27.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy Paul Franks, Jr. and wife, Paula F. Franks whose names 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 22nd day of

January

A. D., 19 82.