

(Name) James T. Johnson, III

(Address) 813 Shades Creek Parkway, Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Thousand Five Hundred and no/100 (\$8,500.00) -- DOLLARS and the assumption of that certain mortgage recorded in Vol. 365, Pg. 337, in the Probate Office of Shelby County, Alabama (Bal. = \$41,138.97), and \$13,300 proceeds from 2nd mtg. to Citicorp. to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Grady H. Bloodworth and wife, Patsy M. Bloodworth

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

Donald W. Welsh and wife, Lucille F. Welsh

(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 26, Block 1, and 22 feet of uniform width off the Northeast side of Lot 25, Block 1, according to the Survey of Cahaba Valley Estates, First Sector, as recorded in Map Book 5, Page 84, in the Probate Office of Shelby County, Alabama.

Subject to all easements, rights-of-way, reservations, restrictions, conditions and covenants of record.

Grantees agree to assume and pay according to its terms that certain mortgage held by Birmingham Federal Savings and Loan Association, which is a lien on the above described property.

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 29th day of January, 1982

WITNESS STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB -2 AM 9:49

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

Grady H. Bloodworth (Seal)

Patsy M. Bloodworth (Seal)

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Patsy M. Bloodworth (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, James T. Johnson, III, a Notary Public in and for said County, in said State, hereby certify that Grady H. Bloodworth and wife, Patsy M. Bloodworth 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 29th day of January, A. D., 1982

JAMES T. JOHNSON, III
ATTORNEY AT LAW
SUITE 313
813 SHADES CREEK PARKWAY
BIRMINGHAM, ALABAMA 35209

James T. Johnson, III Notary Public.