

This instrument was prepared by

574

(Name) Lamar Ham, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

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 Seven thousand Four Hundred and no/100 (\$7,400.00) DOLLARS and assumption of the mortgage recorded in Book 404, page 877 in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas E. Dudney, Jr. and wife, Diane Mikos Dudney

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

Ted Wright Fenn and Karen G. Fenn

(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 88 according to Scottsdale Second Addition as recorded in Map Book 7, page 118, in the Probate Office of Shelby County, Alabama.

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

By acceptance of this deed, Grantees agree to assume and pay the indebtedness secured by the mortgage above.

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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 15th day of February, 1982

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1982 FEB 17 AM 9:30

(Seal)

Thomas A. Snowden, Jr.

CLERK OF PROBATE

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

Deed 7.50
Rec. 1.50
Lau. 1.00
10.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas E. Dudney, Jr. and wife, Diane Mikos Dudney, 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 15th day of February, A. D., 1982

LAMAR HAM
ATTORNEY AT LAW

3512 OLD MONTGOMERY HWY.
BIRMINGHAM, ALABAMA 35209

My Commission Expires November 9, 1985

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