

778 WARRANTY DEED, JOINT LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten and No/100--(\$10.00)--Dollars and other valuable considerations

to the undersigned grantor, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, A NEW YORK CORPORATION (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James Edward Dunaway and wife, Joyce D. Dunaway

(herein referred to as GRANTEE) 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 the County of Shelby and the State of Alabama, to-wit:

Lot 1, Block 2, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, page 107, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

As part of the consideration herein the grantees herein agree to assume and pay the unpaid balance of that certain mortgage in favor of Molton, Allen & Williams, Inc., dated February 28, 1980, and recorded in Mortgage Book 401, Page 43, in the Probate Office of Shelby County, Alabama, which mortgage was assigned to Federal National Mortgage Association as shown in Misc. Book 35, Page 517 in said Probate Office.

Sales price of the property is exactly \$54,944.29 of which \$47,944.29 is represented by the assumption of the hereinabove described mortgage loan.

Deed 7.00
Rec. 1.50
Ind. 1.00
9.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1982 MAR 22 AM 8:13

AND the Grantor covenants and agrees to and with Grantees, that Grantor has not done or suffered to be done anything whereby the above described property is or may be in any manner encumbered or charged, and that the Grantor will WARRANT AND DEFEND the above described property against all persons lawfully claiming or to claim the same by, through or under the Grantor.

TO HAVE AND TO HOLD, To the said GRANTEE 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.

IN WITNESS WHEREOF, THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation, has caused this instrument to be executed by J.P. De Witt, its duly authorized president, and its corporate seal of said corporation to be hereunto affixed and attested by Doris F. Liebetrueth, its duly authorized Assistant Secretary this 19th day of March, 1982.

ATTEST: Doris F. Liebetrueth, Assistant Secretary
THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES
BY: J.P. De Witt, Vice President
STATE OF NEW YORK
NEW YORK COUNTY
Tina Louise Johnson, a Notary Public, in and for said State of NEW YORK hereby certify that J.P. De Witt and Doris F. Liebetrueth, whose names as Vice President and Assistant Secretary of THE EQUITABLE LIFE ASSURANCE SOCIETY OF THE UNITED STATES, a corporation, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said corporation.
Given under my hand this the 19th day of March, 1982
Tina Louise Johnson, Notary Public
No. [redacted]
Qualified in Bronx County
Commission Expires March 30, 1982

Partuzied & Schell

FOR RECORDING ONLY