

This instrument was prepared by

(Name)

507
Dale Corley, Attorney

(Address)

2100-16th Avenue, South, Birmingham, Alabama 35205

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 SEVENTY SEVEN THOUSAND NINE HUNDRED AND NO/100 (\$77,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Larry D. Simmons, an unmarried man

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

Luther Howard Bozeman, Jr. and wife, Cathy D. Bozeman

(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 22, according to the Survey of 4th Sector, Meadowbrook,

as recorded in Map Book 7, Page 67, in the Office of the

Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$67,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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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, I have hereunto set my hand(s) and seal(s), this 11th day of June 1982

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

1982 JUN 16 AM 8:37 (Seal)

Larry D. Simmons (Seal)
Larry D. Simmons

Judge of Probate (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

Deed 10.50
Rec. 1.50
Ind. 1.00
13.00

Survtg. 421-235
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry D. Simmons, an unmarried man whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of June A. D. 1982.

ary Public.