

This instrument was prepared by Carla Marshall
for: Citicorp Person to Person
(Name) Financial Center, Inc.

(Address) # 12 N. 20th Street, Bham, Ala 35203



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 376-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND SEVEN HUNDRED DOLLARS AND NO/100--(\$18,700.00)
and the assumption of the hereinafter described mortgage.

to the undersigned grantor. Citicorp Person to Person Financial Center, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto Richard E. Dewberry and wife,
Rita A. Dewberry

(herein referred to as GRANTEEES) 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: Lot 30, according to the Map of Oakdale Estates,
as recorded in Map Book 5, Page 98, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to the following.

1. Easements and building line as shown on recorded map.
2. Restrictions appearing of record in Misc. Volume 1, Page 191.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 275,
Page 428, Deed Book 112 Page 456 and Deed Book 123 Page 433.
4. Mortgage executed by Melvin Dwayne Pike, Sr. and Laurel D. Pike to Moulton Allen & Williams
Inc., dated June 19 1973, filed for record June 28 1973 in the amount of \$18,500 00,
recorded in Mortgage Book 332, Page 144 and transferred and assigned to Government National
Mortgage Association, by instrument recorded in Misc. Book 5, Page 366, and further transferred
and assigned to Colonial Mortgage Company, by instrument recorded in Misc Book 7, Page 317.
5. All rights outstanding by reason of statutory right of redemption from the foreclosure of
that certain mortgage given by Melvin Dwayne Pike and Laurel D. Pike to Citicorp Person-to-
Person Financial Center, Inc., recorded in Mortgage Book 403, Page 318, in the Probate Office
of Shelby County, Alabama, said foreclosure being evidenced by foreclosure deed to Citicorp
Person-to-Person Financial Center, Inc., recorded in Deed Book 377 Page 491, in said
Probate Office.
6. (\$ 17,199.68) of the purchase price recited above has been paid from the proceeds of
a purchase money mortgage loan, colsed simultaneously herewith.
7. Ad valorem taxes due 10/1/82, which the Grantees herein assume and agree to pay.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant
and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, George Ruwisch
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of June 19 82

ATTEST:

JAMES C. KELLEY

ASST.

Secretary

By

GEORGE RUWISCH

VICE

President

STATE OF Alabama
COUNTY OF Jefferson

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

DEED WAS FILED

see Mtg 422-142

1982 JUL 27 AM 9:44

Deed Tax 2.00
Deed 1.50
Fruit 1.00
H.S.O.

a Notary Public in and for said County in said

I, The Undersigned
State, hereby certify that George Ruwisch
whose name as Vice President of Citicorp Person to Person Financial Center, Inc.
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as
the act of said corporation,

Given under my hand and official seal, this the 21st day of June 19 82

NOTARY
Notary Public
My Commission Expires February 11, 1987