



(Name) WILLIAM O'NEAL WHITT, JR.
(Address) #2 Office Park Circle, Suite 1
Birmingham, Alabama 35223

Representing St. Paul Title Insurance Corporation
SEND TAX NOTICE TO:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

Name: Will Howard
Address: 4211 Plantation Pl.
Helena, AL 35080

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable considerations DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICHARD D. CLIFTON and wife, JAN C. CLIFTON
(herein referred to as grantors) do grant, bargain, sell and convey unto

WILL W. HOWARD and wife, JUDY F. HOWARD
(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 6, Block 1, according to the survey of Amended Map of Plantation South, First Sector as recorded in Map Book 7, Page 173 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 Charter Mortgage Company dated July 31, 1980, and recorded in Mortgage Book 404, Page 489, which mortgage was transferred to Federal National Mortgage Association and recorded in Misc. Book 37, Page 672, in said Probate Office.

Sales price of the property is exactly \$67,518.71 of which \$60,518.71 is represented by the assumption of the hereinabove described mortgage loan.

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 ~~that~~ (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 ~~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 August, 19 82

WITNESS:
PORTERFIELD, SCHOLL, BAINBRIDGE,
MIMS, CLARK & HARPER, P.A.
#2 OFFICE PARK CIRCLE
POST OFFICE BOX 7688-A
BIRMINGHAM, ALABAMA
35223

STATE DE ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
1982 SEP - 1 AM 9:57
(Seal)
JUDGE OF PROBATE
(Seal)

Richard D. Clifton (Seal)
RICHARD D. CLIFTON (Seal)
Jan C. Clifton (Seal)
JAN C. CLIFTON (Seal)

STATE OF ALABAMA }
COUNTY }

Recd 7.00
Rec. 1.50
Ind. 1.00
9.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard and Jan Clifton 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 have executed the same voluntarily on the day the same bears date.

PORTERFIELD, SCHOLL, BAINBRIDGE,
MIMS, CLARK & HARPER, P.A.
Form ALA-31 #2 OFFICE PARK CIRCLE
POST OFFICE BOX 7688-A
BIRMINGHAM, ALABAMA
35223

this 29th day of August

Paulette J. Webb
My Commission Expires September 22, 1985 Notary Public.

