

This instrument prepared by

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This Form furnished by

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) COURTNEY H. MASON, JR.

(Address) P. O. BOX 1007, ALABASTER, ALABAMA

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of TWELVE THOUSAND TWO HUNDRED ELEVEN AND NO/100 (\$12,211.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. R. Moody, Charles R. Moody and Zella M. Moody, being the sole and surviving heirs at law of Faye M. Sterling, deceased, as shown by Probate filed in Shelby County Probate Office. (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert F. Stewart and wife, Elizabeth A. Stewart (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:

The South 100 feet of Lots 1 and 2, in Block 2, according to the survey of Nickerson's Subdivision on Helena Road, as recorded in Map Book 3 Page 116 in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$9,211.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: Rt 1, Box 39
Altoona, Al 35952

GRANTEES' ADDRESS: 147 8th Street S.W.
Alabaster, Alabama 35007

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Colonial Mortgage Company, as recorded in Mortgage Book 382 Page 997, which was assigned to Federal National Mortgage Association as recorded in Misc. Book 28 Page 51 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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, we have hereunto set our hand(s) and seal(s), this 1st day of October, 1982

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED (Seal)

1982 OCT -4 PM 1:25 (Seal)

Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

J. R. Moody (Seal)
J. R. MOODY

Zella M. Moody (Seal)
ZELLA M. MOODY

Charles R. Moody (Seal)
CHARLES R. MOODY

STATE OF ALABAMA }
SHELBY COUNTY }

Deed 3.00
Recy 2.50
Ind. 1.00
6.50

Survey 433-752

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. R. Moody, Charles R. Moody and Zella M. Moody, being the sole and surviving heirs at law of Faye M. Sterling, deceased, as shown by Probate filed in Shelby County Probate Office, 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 1st day of October, A. D. 1982

