

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of SIX EIGHT THOUSAND THIRTY SEVEN AND NO/100----- (\$6,837.00) DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William Michael Loflin and wife, Margo McCall Loflin (herein referred to as grantors) do grant, bargain, sell and convey unto

Grant C. Snead and wife, Mary M. Snead

(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 38, according to the Survey of Royal Oaks, Second Sector, as recorded in Map Book 7, Page 77, 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.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Real Estate Financing, Inc., as recorded in Mortgage Book 410, Page 333, and assigned to Federal Home Loan Mortgage Corporation by instrument recorded in Misc. Volume 40, Page 24, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 342 PAGE 998

STATE OF ALA. SHELBY CO.
I HEREBY THIS
DEED WAS FILED
1982 OCT -8 AM 11:26
William A. Snowden, Jr.
JUDGE OF PROBATE

Deed tax - 700
Rec 150
Ind 100
950

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 5th day of October, 1982

WITNESS
Joe H. Bynum Jr. (Seal)
William Michael Loflin (Seal)
Margo McCall Loflin (Seal)

STATE OF GEORGIA }
Fulton COUNTY } General Acknowledgment

I, the undersigned Joe H. Bynum Jr., a Notary Public in and for said County, in said State, hereby certify that William Michael Loflin and wife, Margo McCall Loflin whose name S 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 5th day of October, A. D., 19 82.

MY COMMISSION EXPIRES: _____ Notary Public.

CONSOLIDATED BUSINESS FORMS, INC., MT. CLEMENS, MI 48043-3113/792-6700
Notary Public, Georgia, State at Large
Commission Expires December 30, 1984
AND BYNUM
ORNEYS AT LAW