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WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of six thousand dollars and assumption of an existing mortgage, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Jerry L. McGaughy and wife Suzanne W. McGaughy, of 454 Pineview Road, Montevallo, AL 35115 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Charles W. Heaton and wife Rita Heaton, of 1003 West Eye Street, McCook, NE 69001 (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 13, block 1, and all that part of the N $\frac{1}{2}$ of the SE $\frac{1}{4}$ of S21, Twp 22, R3W that lies N of lot 13, block 1, according to Arden's subdivision of the town of Montevallo, AL according to map as filed in the probate office of Shelby County, AL in map book 3, page 64.

The street address of the house and lot herein conveyed is 454 Pineview Road, Montevallo, AL 35115.

Grantors retain the right to possess and inhabit the premises for sixty days after the execution and delivery of this deed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 set our hands and seals, this 27th October 1982.

Witness:

[Signature]
[Signature]

1982 NOV -1 AM 11:15

[Signature] (Seal)

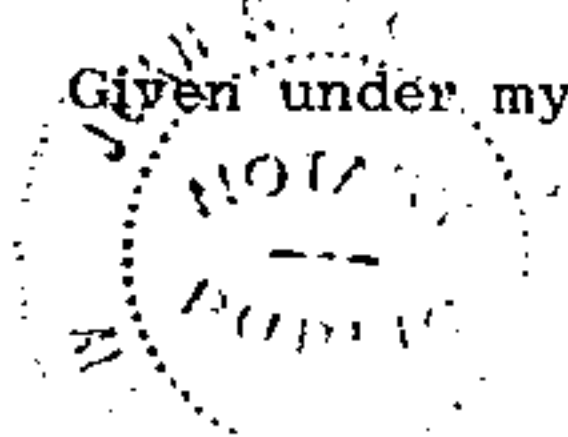
[Signature] (Seal)

State of Alabama)
County of Shelby)

Deed TAX 6.00
Rec 1.50
Ind 1.00
8.50

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Jerry L. McGaughy and wife Suzanne W. McGaughy, whose names are signed to the foregoing conveyance, and who are (made) 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 27 October 1982.



[Signature]
Notary public

Fred Dietrich
P.O. Box 487
Pelham, AL 35124

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