

SEND TAX TO:

Lee Marcus Comer

5039 Indian Valley Road

Birmingham, AL 35244

1283

THIS INSTRUMENT PREPARED BY:

Dale Corley, Attorney

2100-16th Avenue, South

Birmingham, AL 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of FIFTY THREE THOUSAND SIX HUNDRED FIFTY AND NO/100 (\$53,650.00) 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, James M. Wolff and wife, Judy D. Wolff

(herein referred to as grantors) do grant, bargain, sell and convey unto

Lee Marcus Comer and wife, Cynthia Tanner Comer

(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 2, Block 6, according to the Survey of Indian Valley,

First Sector, as recorded in Map Book 5, Page 43, 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 Molton, Allen & Williams, Inc., as recorded in Mortgage Book 319, Page 320, and assigned to Molton, Allen & Williams, Ltd, by instrument recorded in Misc. Book 45, Page 660, and further assigned to First Atlanta Mortgage Corporation by instrument recorded in Misc. Book 46, Page 541, in the Office of the Judge of Probate of Shelby County, Alabama.

\$15,000.00 of the purchase price recited above was paid from purchase money second mortgage loan closed simultaneously herewith.

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:

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 and seal, this 10th day of November 1982

WITNESS:

Deed Tax 39.00

Dec 1.50

Nov 1.50

1982 NOV 15 - AM 9:33

41.50

see Mtg 424-640

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned hereby certify that James M. Wolff and wife, Judy D. Wolff whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said State,

are

known to me, acknowledged before

they

executed the same voluntarily

Given under my hand and official seal this 10th day of November

Form 3091 (Rev'd 9-81)

CORLEY, MONCUS, BYNUM, DE BUYS

ATTORNEYS AT LAW

2100 SIXTEENTH AVENUE SOUTH

BIRMINGHAM, ALABAMA 35255

Notary Public