

This instrument was prepared by

274

(Name) Courtney H. Mason, Jr., Attorney

(Address) P. O. Box 1007, Alabaster, Alabama 35007



Jefferson Land Title Services Co., Inc.

310 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020 BIRMINGHAM, ALABAMA 35201

AGENTS FOR Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

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

That in consideration of Seven Thousand Twenty Two Dollars and 43/100 (\$7022.43) \*\*\*\*\*DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

J. Tim Banks and wife Phyllis Banks (herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Glasby and wife, Alycia M. Glasby (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 12, in Block 2, according to the survey of Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, 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.

And as further consideration, the grantees herein expressly assume and promise to pay that certain mortgage from W. C. Holmes and wife, Geraldine Holmes, to Collateral Investment Corporation dated August 11, 1980, and recorded in Mortgage Book 404 Page 692 in the Probate Office of Shelby County, Alabama. Grantees also expressly assume and promise to pay that certain mortgage from J. Tim Banks and Phyllis Banks to W. C. Holmes and wife, Geraldine Holmes, dated March 26, 1981, and recorded in Mortgage Book 410 Page 976 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtednesses thereby secured.

343 PAGE 965 BOOK

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 7th day of December, 1982.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) 1982 DEC -8 PM 2:51 (Seal) F. James A. Linnard, Jr. JUDGE OF PROBATE (Seal)

J. Tim Banks (Seal) Phyllis Banks (Seal)

STATE OF ALABAMA } SHELBY COUNTY } Deed 7.50 Rec. 1.50 Incl. 1.00 10.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that J. Tim Banks and wife, Phyllis Banks 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December

Notary Public signature

