

(Name) Patrick H. Boone; Attorney at Law

(Address) 1312 City Federal Building, Birmingham, Alabama 35203

19830127000011760 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/27/1983 00:00:00 FILED/CERTIFIED

Form 1-1 & Rev. 1-68

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-five Thousand (\$45,000.00) DOLLARS and the assumption of the Mortgage described below, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Linda L. Walker, an unmarried woman,

(herein referred to as grantors) do grant, bargain, sell and convey unto Janice M. Blalock and Louise M. Moore,

(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 15, according to the Resurvey of Lots 15 and 16, Block 3, Second Sector, Indian Forest Estate, as recorded in Map Book 6, page 81, in the Probate Office of Shelby County, Alabama.

Grantees, Janice M. Blalock and Louise M. Moore, hereby agree to assume the indebtedness of approximately \$50,175.10, secured by that certain Mortgage given by Charles Thomas Strickland and Peggy Joyce Strickland to Jefferson Federal Savings and Loan Association, which said Mortgage is dated, to-wit, March 5, 1976, was filed in the office of the Judge of Probate of Shelby County, Alabama, on March 5, 1976, and recorded at Volume 352, page 657; and said Janice M. Blalock and Louise M. Moore hereby agree to pay said Mortgage indebtedness in full all in accordance with the terms and provisions thereof.

This conveyance is made subject to all existing restrictions, rights of way, limitations, easements, exceptions, reservations, releases and covenants of record, including but not limited to: (1) Taxes due in the year 1983 which are a lien but not due and payable until October 1, 1983; (2) Building line as shown by recorded map; (3) Easement as shown by recorded map; (4) Right of way with Alabama Power Company recorded in Volume 286, page 613, in the Probate Office of Shelby County, Alabama; (5) Agreement with Alabama Power Company recorded in Misc. Vol. 7, page 481, in said Probate Office; (6) Restrictions contained in Misc. Vol. 7, page 350, and Misc. Vol. 7, page 139, in said Probate Office; (7) Right of way with South Central Bell recorded in Volume 285, page 354, in said Probate Office.

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 ~~do~~ do for myself ~~(myself)~~ and for my ~~heirs~~ heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am ~~lawfully~~ 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 ~~heirs~~ 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, I have hereunto set my hand(s) and seal(s), this 24th day of January, 1983.

WITNESS:

STATE OF ALA SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1983 JAN 27 AM 10:01
47.50

Linda L. Walker
Linda L. Walker

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Patrick H. Boone, a Notary Public in and for said County, in said State, hereby certify that Linda L. Walker, an unmarried woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, A. D., 1983.

Patrick H. Boone
Notary Public.