

This instrument was prepared by

(Name) G. Daniel Evans

1736 Oxmoor Road

(Address) Birmingham, Alabama 35209

751

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seven Thousand and 00/100 DOLLARS

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

Charles G. Link and wife, Sandra L. Link

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

James W. Pitts and wife, Liesa S. Pitts

(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 47, according to the Survey of Quail Run as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes due in 1983 but not yet payable.  
Easements and restrictions of record.

Part of the purchase price will be provided by the assumption of that certain mortgage from Charles G. Link and Sandra L. Link to Engel Mortgage Company, Inc., filed for record February 13, 1981 and recorded in Volume 409, Page 877, in the Probate Office of Shelby County, Alabama, and assigned to The First National Bank of Birmingham in Misc. Volume 39, page 756 in said Probate Office in the present amount of \$70,327.16; the simultaneous execution of a second mortgage from James W. Pitts and wife, Liesa S. Pitts to Central Bank of the South in the amount of \$9,000.00; and the simultaneous execution of a third mortgage from James W. Pitts and wife, Liesa S. Pitts to Charles G. Link and wife, Sandra L. Link in the amount of \$5,000.00.

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 16th day of May, 1983

WITNESS:

STATE OF ALABAMA, SHELBY CO. (Seal)

NOTARIAL PUBLIC (Seal)

1983 MAY 18 AM 8:24 (Seal)

My. 431-213 (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

Recd TAX-23.00  
Rec 1.50  
Jud 1.00  
25.50  
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles G. Link and wife, Sandra L. Link whose name 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 16th day of May, A. D. 1983

EVANS & LYERLY

ATTORNEYS AT LAW

P. O. BOX 6163

(HOOVER), ALABAMA 35226

Notary Public.