

This instrument was prepared by

(Name) Norman L. Collum

(Address) 3324 Independence Drive, Birmingham, Alabama 35209

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 Twenty two thousand five hundred and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jean C. Collum and husband, Norman L. Collum

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

James R. Moncrief and wife, Susann A. Moncrief

(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, in Block 1, according to the survey of Green Valley, as recorded in Map Book 5, Page 94, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

This conveyance is subject to easements and restrictions of record.

Grantees herein agree to assume and pay that certain mortgage from Jimmy Ray Bozeman and Mary Nell Bozeman to Jackson Company in the amount of \$33,500.00 dated November 18, 1976 and recorded in Mortgage Book 360, Page 363; said mortgage was assigned to Buffalo Savings Bank recorded in Misc. Book 17, Page 843, recorded in the Probate Office of Shelby County, Alabama.

TWENTY THOUSAND AND NO/100 DOLLARS (\$20,000.00) of the above mentioned consideration was paid from the proceeds of a purchase money mortgage executed simultaneously with the 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 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 30th day of June, 1983.

STATE OF ALABAMA
WITNESS: *Deed 250*
Rec 150
See Mtg. 433 Pg. 385
1983 JUL -6 AM 10:43
And 1.2.0 (Seal)
500 (Seal)

Jean C. Collum (Seal)
Jean C. Collum
Norman L. Collum (Seal)
Norman L. Collum

General Acknowledgment

STATE OF ALABAMA
Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jean C. Collum and husband, Norman L. Collum 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of June, A. D., 1983.

Sharon E. Barefield
Sharon E. Barefield
Notary Public.

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