

This instrument was prepared by

This Form furnished by:

(Name) COURTNEY H. MASON, JR.

Cahaba Title, Inc.

(Address) ALABASTER, ALABAMA 35007

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND FOUR HUNDRED AND NO/100TH (\$14,400.00)----- DOLLARS

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

CHARLES LOVIC KING, JR. AND WIFE, JUDITH KING

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

ROBERT L. MANN AND WIFE, SANDRA T. MANN

(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 18B according to Survey of Dearing Downs, Third Addition as recorded in Map Book 8, Page 15, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Collateral Investment Company as recorded in Mortgage Book 416, Page 1, and assigned by Collateral Investment Company to MGIC Mortgage Marketing Corporation by assignment dated 7th October 1981 and recorded in Misc. Book 43, Page 330 and assigned by MGIC Mortgage Marketing Corporation to Central Bank of Birmingham as Trustee, by assignment dated 24th November 1981 and recorded in Misc. Book 43, Page 331, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: 1388 Belmont Lane, Helena, Alabama 35080

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 13TH day of SEPTEMBER, 19 83

WITNESS:

Dead TAX 14.50
Rec 1.50
Jud 1.00
17.00
1983 SEP 14 PM 1:09
JUDGE OF PROBATE

Charles Lovic King Jr
CHARLES LOVIC KING, JR.
Judith King
JUDITH KING

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED a Notary Public in and for said County, in said State, hereby certify that CHARLES LOVIC KING, JR. AND WIFE, JUDITH KING whose name S 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 13TH day of SEPTEMBER A. D., 19 83