

1176

This instrument was prepared by

(Name) JAMES E. HILL, JR.

(Address) 819 Parkway Drive SE Leeds, Alabama 35094

Form 1-1-6 Rev. 1-66

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 TEN THOUSAND AND NO/100 (\$10,000.00) DOLLARS and the assumption of mortgage as stated below.

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

HAROLD E. McCORD and wife, BONITA L. McCORD

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

STEVEN B. MACHEN and AMY B. MACHEN

(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 3, Block 2, according to the survey of Indian Wood Forest, Second Sector, as recorded in Map Book 7, page 83 in the Probate Office of Shelby County, Alabama.

Subject to: 1. 59' Building line as shown by recorded map
2. 7.5' easement on rear and west as shown by recorded map.
3. Right of way to South Central Bell recorded in Volume 320, page 893 in the Probate Office of Shelby County, Alabama.
4. Restrictions as shown by recorded map.

And as additional consideration for this conveyance, the Grantees herein assume and agree to pay, as it matures, that indebtedness from David R. Amich and Bobbi J. Baker to Molton, Allen & Williams, Inc. and recorded in Vol. 411, page 423 in the Probate Office of Shelby County, Alabama, and transferred to Central Bank of Birmingham and recorded in Vol. 40, page 245 in said Probate Office and the Grantees hereby ratify and agree to be bound by all the provisions of said mortgage and the note evidencing same.

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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 24th day of September, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS (Seal)
1.50
1.00
12.50
1983 SEP 27 AM 9:42 (Seal)
JUDGE OF PROBATE

Harold E. McCord (Seal)
HAROLD E. McCORD
Bonita L. McCord (Seal)
BONITA L. McCORD

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harold E. McCord and wife, Bonita L. McCord 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 24th day of September

[Signature]
Notary Public