

This instrument was prepared by

This Form furnished by:

(Name) COURTNEY H. MASON, JR.

ATTORNEY AT LAW

(Address) P. O. BOX 1007

ALABASTER, ALABAMA 35007

**Cahaba Title. Inc.**

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-

2249

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100th (\$17,500.00)----- DOLLARS

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

SANFORD M. ADELBERG AND WIFE, JUDITH L. ADELBERG

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

IRA W. RHODES AND WIFE, CAROLYN B. RHODES

(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, according to the survey of Scottsdale, as recorded in Map Book 6 Page 101 in the Office of the Judge of Probate of Shelby County, Alabama; being 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 Molton, Allen & Williams, Inc. dated April 26, 1977, as recorded in Mortgage Book 364 Page 529, which said mortgage was last assigned to First Atlanta Mortgage Corporation on August 24, 1983, as shown by Misc. Book 46 Page 562 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: 13 Mitzie Circle  
Alabaster, AL 35007

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 15TH day of NOVEMBER 83, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1983 NOV 16 PM 3:05

JUDGE OF PROBATE

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

SANFORD M. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

JUDITH L. ADELBERG

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED

hereby certify that SANFORD M. ADELBERG AND WIFE, JUDITH L. ADELBERG

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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15TH day of NOVEMBER A. D. 1983