

(Name) LP William T. Mills, II

(Address) #2 Office Park Circle 33,569.39

Form 1-1-8 Rev. 1-48

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:
Steven E. Wixson
Route 1, Box 377
Helena, Alabama

That in consideration of TEN & NO/100--- and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOSEPH J. GARITY and KATE S. GARITY, husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto Steven E. Wixson and wife, Janet S. Wixson

(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 7, according to the survey of Indian Springs Ranch, as recorded in Map Book 4, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record. Subject to that certain Mortgage in favor of REAL ESTATE FINANCING, INC. dated January 22, 19 73 and recorded January 22, 19 73 in Book 328 at Page 356 in the office of the Judge of Probate in SHELBY County, Alabama.

As part of the consideration herein the grantees agree to assume and pay that unpaid balance of that certain mortgage described hereinabove.

Sales price of the property is exactly \$158,000.00 of which \$54,369.14 is represented by the assumption of the mortgage described hereinabove and of which \$70,061.47 is represented by the proceeds of a second mortgage loan closed simultaneously herewith.

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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 X (we) do for ~~MYSELF~~ (ourselves) and for ~~MY~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XXXX~~ (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 10 day of MAY, 19 83

WITNESS:

Deed TAX 3A.00 STATE OF ALA. SHELBY CO. (Seal)
Rec 1.50 I CERTIFY THIS (Seal)
Jud 1.00 DOCUMENT WAS FILED (Seal)
36.50
1983 NOV 16 AM 9:21
H39 (Seal)

Joseph J. Garity (Seal)
JOSEPH J. GARITY (Seal)
KATE S. GARITY (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, SUZANNE WAID, a Notary Public in and for said County, in said State, hereby certify that JOSEPH J. GARITY and KATE S. GARITY, husband and wife, 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 10 day of May, A. D., 19 83
PORTERFIELD, SCHOLL, BAINBRIDGE
MIMS & HARPER, P.A.
Suzanne Waid 3-5-84
Notary Public.