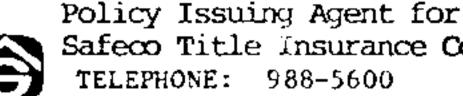
(Name) William T. Mills, II

Cahaba Title. Inc. 24,766.00

(Address) #2 Office Park Circle

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



Safeco Title Insurance O TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIYOR-

STATE OF ALABAMA SHELBY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO Robert L. Freels 825 Roundhill Road Pelham, AL 35124

That in consideration of One Dollar and other good and valuable considerations - DOLLARS

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

David Carlton Malcolm and wife, Clare P. Malcolm (herein referred to as grantors) do grant, bargain, sell and convey unto Robert L. Freels and wife, Wanda E. Freels

(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 31, Block 1, according to Cahaba Valley Estates, Sixth Sector, as recorded in Map Book 6, Page 25, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, restrictions and limitations of record.

As part of the consideration herein the grantees agree to assume and pay the unpaid balance of that certain mortgage in favor of Real Estate Financing, Inc., dated April 12, 1977, and recorded in Mortgage Book 364, Page 45, and which was assigned to Life Insurance Company of Georgia on April 13, 1977, as shown by Misc. Book 19, Page 923, in the Office of the Judge of Probate of Shelby County, Alabama.

Sales price of the property is exactly \$74,350.00 of which \$49,583.98 represented by the assumption of the mortgage described hereinabove.

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And 100

And 100 Andrew P. Survey 2

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 demainder and right of reversion.

And XX (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that XXX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that xxwe) have a good right to sell and convey the same as aforesaid; that x (we) will and xx (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 30 77

WITNESS: Lomning & Watraus Leila P. Thines (Seal) O. Le , - 1 - 21 // 1/11/1/ (Seal)

David Carlton Malcolm

(Seal)

... (Seal)

(Seal)

hereby certify that Carlton Malcolm and wife, Clare P. Malcolm signed to the foregoing conveyance, and who are known to me, acknowledged before me they on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

He day the same bears date.

Given under my hand and official seal this ... 30 day of Movember ... A. D., 19 83

EXA-31 Conference D. A. D., 19 83

MINIS B. HAMPER D. A. ... D. ... B. A. ... D. ... B. A. ..

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