

This instrument was prepared by 205 This Form furnished by:

(Name) William T. Mills, II

Cahaba Title. Inc.

29,766.02

(Address) #2 Office Park Circle

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-

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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 is represented by the assumption of the mortgage described hereinabove.

BOOK 351 PAGE 750

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS
1983 DEC -5 AM 10:49

Acad tax - 25.00
Rec 1.50
Ind. 1.00
27.50

Thomas P. ...
NOTARY PUBLIC

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 ~~XX~~ (we) do for ~~ourselves~~ (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 ~~XXX~~ (we) 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 30th day of Nov, 1983

WITNESS:
Tommy E. Waters (Seal)
Leila R. Hines (Seal)
Robert L. ... (Seal)

David Carlton Malcolm (Seal)
Clare P. Malcolm (Seal)

I, David Carlton Malcolm and wife, Clare P. Malcolm, a Notary Public in and for said County, said State, hereby certify that are 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 30th day of November, A. D., 1983