

This instrument was prepared by

(Name) Roy J. Brown

(Address) Suite 801 Frank Nelson Bldg.

Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8030

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten (\$10.00) Dollars 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, Rahn T. Clay, and, Cynthia Y. Clay,

(herein referred to as grantors) do grant, bargain, sell and convey unto Arthur H. Pinkard, and wife, Cynthia Y. Pinkard,

(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 24, in Block 5, according to the survey of South Wind, 4th Sector as recorded in Map Book 7, Page 97 in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, rights-of-way, limitations, if any, of record.

Note: The Grantees are purchasing said property subject to that certain recorded mortgage executed by the Grantors to Federal National Mortgage Association and recorded in the Probate Office of Shelby County, Alabama.

As a part of the consideration, grantees hereby hold grantor harmless from any claims, demands or law suits arising out of the failure of grantees to pay the subject mortgage or from any costs, law suits or demands arising out of foreclosure as a result of grantees failure to comply with the mortgage provisions.

These premises conveyed AS IS.

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 ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (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 ~~XX~~ (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 29th day of November, 1983.

WITNESS:

(Seal)

(Seal)

(Seal)

Rahn T. Clay

Rahn T. Clay

Cynthia Y. Clay

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Cynthia Y. Clay, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November, A. D. 1983.

Form AIA-31

Notary Public.

NOTE: PLEASE SEE T. CLAY'S ACKNOWLEDGMENT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rahn T. Clay, an unmarried man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 29 day of November, 1983.

[Signature]

NOTARY PUBLIC

1983 DEC 19 AM 10:53

Deed tax 2.50
Rec 3.00
Ind 1.00
5.50

[Signature]
NOTARY PUBLIC

BOOK 352 PAGE 32

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$
\$
This form furnished by

Jefferson Land Title Services Co., Inc.
318 21ST NORTH & P.O. BOX 10481 • PHONE (205) 328-3030
BIRMINGHAM, ALABAMA 35201
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Mississippi Valley Title Insurance Company

