

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR--LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five thousand and no/100----- DOLLARS and the assumption of that mortgage recorded in Volume 400, page 361 in the Probate Office of Shelby County to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph Kevin Brown and wife Jo Ann M. Brown

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

Ricky G. Seale and wife Debbie A. Seale

(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 60 according to the map and survey of Woodland Hills, 1st Phase, 4th Sector, recorded in Map Book 6 page 24, of the records in the Office of the Judge of Probate of Shelby County, Alabama.

R.G.J. JW

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1980.
2. Rights-of-way, building setback lines, and easements of record.
3. Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Joseph Kevin Brown, an unmarried man, to MortgageAmerica, Inc., which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama, in mortgage record volume 400 page 361. And for the same consideration Grantees herein hereby assume the obligations of Joseph Kevin Brown, under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

1980 AUG 21 AM 10:25

Deed 5700
Rec. 150
Ind. 100

This deed is re-recorded to correct the map book and pag/ of the above described legal description to Map book 6, page 24.

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 out hand(s) and seal(s), this 18th day of August, 1980

WITNESS:

Bobbie Smith

(Seal)

Bobbie Smith

(Seal)

Joseph K. Brown

(Seal)

Jo Ann M. Brown

(Seal)

STATE OF ALABAMA

Shelby

1980 JAN 10

CORRECTED

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
2000 SEP 11 PM 12:46
General Acknowledgment

hereby certify that Joseph Kevin Brown and Jo Ann M. Brown, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of August

A. D. 1980

William Hallbrook

Notary Public.