

This instrument was prepared by

This Form furnished by:

(Name) DANIEL M. SPITLER

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Cahaba Title, Inc.

(Address) Attorney at Law

Highway 31 South at Valleydale Road

108 Chandalar Drive

P O Box 689

Pelham, Alabama 35124

Pelham, Alabama 35124



Policy Issuing Agent for

Safeco Title Insurance

TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Two Thousand Five Hundred and No/100 (\$62,500.00)-----DOLLARS

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

Martha M. Connell, an unmarried woman

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

Frank W. McCollough and Virginia Carolyn McCollough

(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 16 in Block 5, according to Arden Subdivision to the Town of Montevallo, Alabama, map of which is recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 64; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantor herein, Martha M. Connell, is the surviving Grantee in that certain deed recorded in Deed Book 244, Page 68 in the Probate Office of Shelby County, Alabama. The other Grantee therein, James F. L. Connell having died the 2nd day of August, 1983.

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BOOK

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, I have hereunto set my hand(s) and seal(s), this 31st day of January, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

See Mtg. 442-879

1984 FEB -2 AM 9:32

(Seal)

(Seal)

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(Seal)

MARTHA M. CONNELL

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(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 Martha M. Connell, an unmarried woman 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 31st day of January

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