

1389

a dollar value of \$7,500.00.

Wife of Pat Lee
2629 Chandlerfern Cr
Birmingham, AL 35124

This instrument was prepared by

(Name) Jeffrey H. Powell

(Address) Suite 130, 1932 Montemore Highway, Pham, AL 35200

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Jefferson

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and no/100 DOLLARS

and other good and valuable consideration

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

Michael E. Lee and wife Carlotta E. Lee, F.K.A. Carlotta E. Petrie

(herein referred to as grantors) do grant, bargain, sell and convey unto Michael E. Lee and wife, Carlotta E. Lee, F.K.A. Carlotta E. Petrie

(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 9, Block 2 according to the map and survey of First Addition to Indian Hills, Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1984 which are a lien but not due and payable until October 1, 1984.
2. Easements, restrictions, covenants, conditions and rights-of-way of record.

As further consideration, grantee hereby expressly assumes and agrees to pay that certain indebtedness secured by that certain mortgage to Birmingham Federal Savings & Loan Association, as recorded in Mortgage Book 369, Page 337, according to the terms of said mortgage and indebtedness secured thereby.

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 our hand(s) and seal(s), this 12th day of April, 1984.

WITNESS STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 APR 27 AM 8:57

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Jeffrey H. Powell, a Notary Public in and for said County, in said State, hereby certify that Michael E. Lee and wife, Carlotta E. Lee whose name and signed to the foregoing conveyance, and who and 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 12th day of April, A. D., 1984

Notary Public.

MY COMMISSION EXPIRES APRIL 7, 1987