



1490

american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) WILLIAM H. HALBROOKS

(Address) SUITE 820

#1 INDEPENDENCE PLAZA

BIRMINGHAM, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Sixty Eight Thousand-One Hundred & no/100----- DOLLARS

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

James E. Barnes and wife, Audrey K. Barnes (herein referred to as grantors) do grant, bargain, sell and convey unto

Herbert Wayne Harrison Jeannie E. Harrison (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 42, according to the survey of Homestead, First Sector, as recorded in Map Book 6, page 9, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current years taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and agree to pay that certain mortgage to Guaranty Federal Savings & Loan Association recorded in Mortgage Book 344, page 625 in said probate office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$18999.99 of the purchase price paid was paid from a mortgage loan closed simultaneously herewith.

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 25th day of May, 1984.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) Dec 1.50 1984 MAY 30 PM 12:48 (Seal) Ind 1.00 449-543 (Seal) 52.00 (Seal) JUDGE OF PROBATE (Seal)

James E. Barnes (Seal) Audrey K. Barnes (Seal)

STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James E. Barnes and Audrey K. Barnes 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May, 1984. William H. Halbros Public.

BOOK 355 PAGE 910