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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

This instrument was prepared by

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-SEVEN THOUSAND FIVE HUNDRED AND NO/100TH (\$27,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES BUCKINGHAM, AN UNMARRIED MAN

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

SAMUEL M. RUSSELL AND WIFE, NORA D. RUSSELL

(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 28, in Block 2, according to the survey of Bermuda Hills, 1st Sector, as recorded in Map Book 6 page 1 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Real Estate Financing, Inc. dated October 5, 1976, and recorded in Mortgage Book 358, page 546; which was assigned to First Federal Savings & Loan Association in Misc. Book 17 page 476 and corrected in Misc. Book 18 page 31 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 1221 9th Avenue S.W., Alabaster, Alabama 35007

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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 MAY, 1984

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

1984 JUN 15 AM 11:07

Rec'd 2750
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(Seal)

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(Seal)

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STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for SHELBY County, in said State, hereby certify that CHARLES BUCKINGHAM, AN UNMARRIED MAN whose name IS signed to the foregoing conveyance, and who IS known to me, known before me on this day, that, being informed of the contents of the conveyance HE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31ST day of MAY, 1984