



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8060

Marion D. Coleman
4634 Burning Tree Lane
Pelham, AL

This instrument was prepared by

(Name) Lamar Ham

(Address) 3512 Old Montgomery Highway, Birmingham, AL

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 Eighty Three Thousand Five Hundred and 00/100----- DOLLARS

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

Raymond P. Bauer and wife, Marcia R. Bauer
(herein referred to as grantors) do grant, bargain, sell and convey unto

Marion D. Coleman and Linda J. Coleman
(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 3, Block 6, according to the survey of Wooddale, Third Sector, as recorded in Map Book 5, page 133, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, restrictions, building lines, agreements, mineral and mining rights, and rights of way of record.

\$73,500.00 of the purchase price was paid from the proceeds of 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 15th day of June, 1984.

WITNESS:

Byd TAX 10.00
Rec 1.50
Jud 1.00
12.50

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS
INSTRUMENT WAS RECORDED

1984 JUN 21 AM 10:44

See 445 451-42

Raymond P. Bauer (Seal)
Raymond P. Bauer

Marcia R. Bauer (Seal)
Marcia R. Bauer

STATE OF ALABAMA

Jefferson COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond P. Bauer and wife, Marcia R. Bauer whose name is 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 15th day of June, A. D., 1984.

S. T. 1

Lamar Ham

[Signature]
Notary Public.

My Commission Expires November 9, 1985

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