

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

Cahaba Title, Inc.

(Address) Birmingham, AL

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
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 EIGHTY THOUSAND THREE HUNDRED FIFTY AND NO/100TH (\$80,350.00)--- DOLLARS

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

JERRY L. COCHRAN AND WIFE, NELDA J. COCHRAN

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

WILLIAM CLARK TRUETT, SR. AND WIFE, LILLIAN N. TRUETT

(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 45, according to the survey of Second Sector, Portsmouth, as recorded in Map Book 6, page 37, in the office of the Judge of Probate 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.

\$72,300.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1509 Sandpebble Street, Alabaster, AL 35007

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Deed Tax	8.50
Rec	2.50
Ind.	1.00
	<u>12.00</u>

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

1984 AUG 15 AM 10:29

Thomas A. ...
JUDGE OF PROBATE

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 OUR have hereunto set OUR hand(s) and seal(s), this 13th day of AUGUST, 1984

WITNESS:

..... (Seal) *Jerry L. Cochran* (Seal)
 JERRY L. COCHRAN
 (Seal) *Nelda J. Cochran* (Seal)
 NELDA J. COCHRAN
 (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 JERRY L. COCHRAN AND WIFE, NELDA J. COCHRAN whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of AUGUST, A. D., 1984