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This instrument was prepared by

(Name) Richmond Stephens, Attorney at Law

(Address) 90 Bagby Drive, Suite 215, Birmingham, Alabama 35209

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

4,000.00

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty seven thousand five hundred ninety eight & 59/100 DOLLARS (\$37,598.59)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Alan Lane Staggs and wife, Reba Ann Staggs (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert E. Byrd and wife Joyce C. Byrd (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 10, according to the map and survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5, page 53 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to:

1. All easements and restrictions of record.
2. Purchasers' assumption of that certian mortgage recorded in Volume 357, Page 763, and transfered in Misc. Volume 18, Page 408, in the Probate Office of Shelby County, Alabama

Buyers assumes and agrees to pay mortgage executed by sellers on the 8th of September, 1976, and recorded in the Office of the Judge of Probate for Shelby County, Alabama, recorded in Volume 357, Page 763, and transfered in Mis. Volume 18, Page 408.

Buyers also hereby assumes the obligation of Alan Lane Staggs under terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtness above mentioned.

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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, we have hereunto set our hand(s) and seal(s), this 24th day of August, 1984

WITNESS

Joyce C. Byrd (Seal) Alan Lane Staggs (Seal)
Reba Ann Staggs (Seal)
Deed tax 4.00 (Seal)
Rec 2.50
Ins 1.00
7.50

SEAL OF ALA. SHELBY CO.
 1984 AUG 27 AM 8:36
 (Seal) 357-763

STATE OF ALABAMA
COUNTY

General Acknowledgment

I, William Richmond Stephens, a Notary Public in and for said County, in said State, hereby certify that Alan Lane Staggs and Wife Reba Ann Staggs whose name 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, A. D. 1984

William Richmond Stephens
 Notary Public