

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Fellham, Alabama 35124
Phone (205) 988-8600
Policy Issuing Agent for
SAFECO Title Insurance Company



This instrument was prepared by

(Name) ✓ Courtney H. Mason, Jr.

(Address) P.O. Box 360187, Birmingham, AL 35236-0187

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Four Thousand Five Hundred and No/100th (\$64,500.00) ——— DOLLARS

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

Charles C. Moyer and wife, Charlyene J. Moyer

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

CJM

CC Moyer

Dian A. Beaty

(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 76, according to Indian Highlands, Third Sector, as shown by map recorded in Map Book 6 page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing taxes, easements and restrictions of record.

\$20,000.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 121 Comanche, Montevallo, Alabama 35115

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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 K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that ~~myself~~ (we) have a good right to sell and convey the same as aforesaid; that ~~myself~~ (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 1st day of March, 19 85

WITNESS:

Deed TAX 44.50
Rec 2.50
Filed 1.00
78.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1985 MAR -4 AM 11:27
(Seal)

Charles C Moyer
CHARLES C. MOYER
Charlyene J Moyer
CHARLYENE J. MOYER
(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles C. Moyer and wife Charlyene J. Moyer 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, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, A. D. 19 85