

This instrument was prepared by
(Name) Courtney H. Mason, Jr.
PO Box 360187
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226



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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVENTEEN THOUSAND AND NO/100TH (\$17,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Roy Alton McMullin and wife, Nedra Smith McMullin (herein referred to as grantors) do grant, bargain, sell and convey unto Donald C. Capley and wife, JoAnn Capley

(herein referred to as GRANTEEES) 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 26, Block 1, according to the survey of Green Valley, Third Sector, as recorded in Map Book 6 page 113 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to City Federal Savings & Loan Association as recorded in Mortgage Book 379, Page 669, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 323 Fran Drive, Montevallo, AL 35115

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd day of August, 1985.

STATE OF ALA SHELBY CO. *Seal-type*
WITNESS: I CERTIFY THIS *1700*
INSTRUMENT WAS FILED *Rec. 250* (Seal)

1985 AUG -5 AM 11: 13 *Ind 100*
20 50 (Seal)

Thomas P. Johnson, Jr.
JUDGE OF COMMON PLEAS (Seal)

Ray Alton McMullin (Seal)
ROY ALTON McMULLIN
Nedra Smith McMullin (Seal)
NEDRA SMITH McMULLIN

(Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, the undersigned, hereby certify that Roy Alton McMullin and wife, Nedra Smith McMullin, whose name are signed to the foregoing conveyance, and whose ages 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 2nd day of

August 1985

.A. D., 1985