

This instrument was prepared by

LARRY L. HALCOMB
ATTORNEY AT LAW

REAL 1923 PAGE 186

(Name).....
(Address).....
3812 OLD MONTGOMERY HIGHWAY
HOMWOOD, ALABAMA 35209

Form 1-1-6 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

(\$39,427.00)

That in consideration of Thirty nine thousand four hundred twenty seven and no/100 DOLLARS and the assumption of the mortgage recorded in Real 1351, page 616, Probate Office of Jefferson County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Charles Wayne Mercer and wife, Alice Atkins Mercer

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

Richard K. Capps and Sharon K. Capps

(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 Jefferson and Shelby County, Alabama to-wit:

Lot 2, Block 6, according to the survey of Altadena Bend, Third Sector, as recorded in Map Book 106, page 90, in the Probate Office of Jefferson County, Alabama.

Subject to taxes for 1980.

Subject to building lines, rights of way, restrictions and sanitary sewer agreement of record.

Inst # 1993-33963

10/29/1993-33963
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 K(we) do hereby warrant (ourselves) and for my(our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (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 4 day of June, 1980.

WITNESS:

(Seal)

(Seal)

(Seal)

Charles Wayne Mercer

CHARLES WAYNE MERCER

Alice Atkins Mercer

ALICE ATKINS MERCER

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Charles Wayne Mercer, husband of Alice Atkins Mercer whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of June, 1980.

My Commission expires January 23, 1992

821 ESSE

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STATE OF ALABAMA

COUNTY OF JEFFERSON

On this 4th day of June, 1980, I, the undersigned, a Notary Public in and for said county and in said state, hereby certify that Alice Atkins Mercer, wife of Charles Wayne Mercer whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me that, being informed of the contents of the conveyance she executed the same voluntarily and as her act on the day the same bears date.

Given under my hand and seal of office this the 4th day of June, 1980.

My commission expires: 5-11-81

J. L. Fletcher, Jr.

Y. 10 31 10

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
BIRMINGHAM, AL.

STATE OF ALABAMA
COUNTY OF JEFFERSON
REAL 1923 PAGE 186
JUN 6 10 57 AM '80
RECEIVED
DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.
JUL 1 1980

3956
400
4350

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR
3600

Charles W. Mercer
Alice Atkins
TO
Charles W. Mercer
Alice Atkins

3945 100
RETURN TO 3512
NOMINATING

CERTIFIED COPY

STATE OF ALABAMA
JEFFERSON COUNTY

I, THE UNDERSIGNED, AS JUDGE OF THE
COURT OF PROBATE, IN AND FOR SAID
COUNTY, IN SAID STATE, HEREBY CERTIFY
THAT THE FOREGOING IS A FULL, TRUE
AND CORRECT COPY OF THE INSTRUMENT
WITH THE FILING OF SAME AS
APPEARS OF RECORD IN THIS OFFICE
IN VOL. 1923 RECORD OF ON
PAGE 186. GIVEN UNDER MY HAND
AND OFFICIAL SEAL, THIS THE 27 DAY
OF Oct 1993

George E. Reynolds
JUDGE OF PROBATE

Inst # 1993-33963

10/29/1993-33963
10:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 14.50