

This instrument was prepared by **DANIEL M. SPITLER**

(Name) \_\_\_\_\_

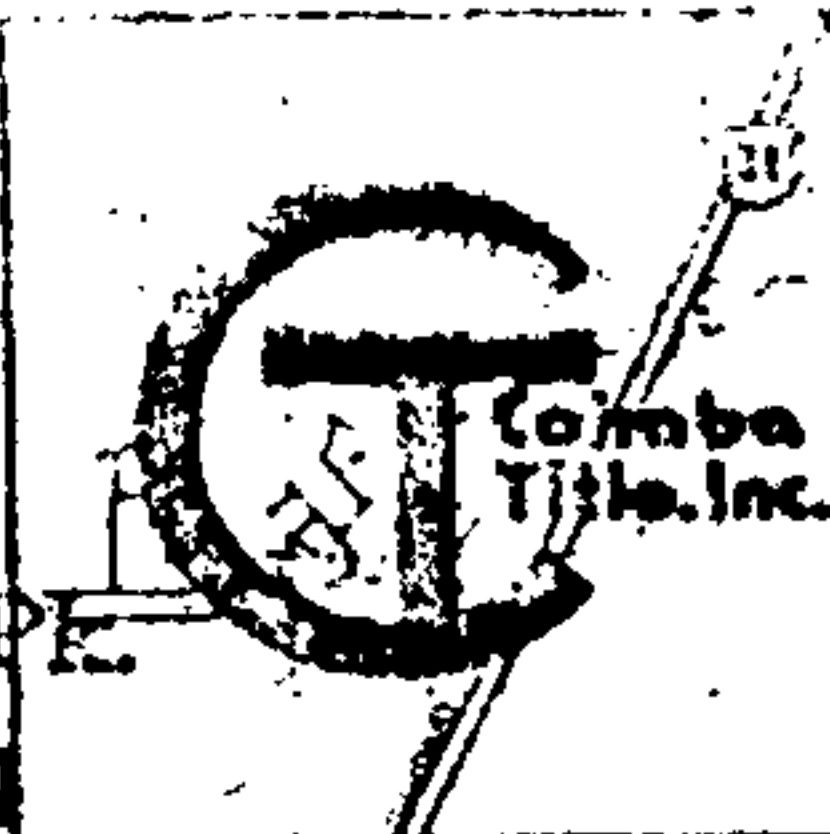
(Address) \_\_\_\_\_

ATTORNEY AT LAW

Spitler Building - Suite 100

1970 Chandalar South Office Park

PELHAM, ALABAMA 35124



This form furnished by:

**Canaba Title, Inc.**

1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19800313000031110 Pg 1/1 00  
Shelby Cnty Judge of Probate, AL  
03/13/1980 00:00:00 FILED/CERTIFIED

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Walter Stanek and Wife, Mary D. Stanek  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles M. Fox and Wife, Lois A. Fox  
(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 13, in Block 2, fo First Addition to Fall Acres Subdivision, in Map Book 4, Page 77,  
in the Probate Office of Shelby County, Alabama. Situated in and being a part of the South  
half of SW $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 2, Township 21 South, Range 3 West.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay  
that certain mortgage to Collateral Investment Company, recorded in Mortgage Book 373,  
Page 213, which was assigned to Federal National Mortgage Association, by assignment  
recorded in Misc. Book 24, Page 41, in said Probate Office, according to the terms and  
conditions of said mortgage and the indebtedness thereby secured.

BOOK 325 PAGE 447

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 4th  
day of March, 1980, STATE OF ALA. SHELBY CO.

WITNESS: I CERTIFY THIS  
DEED WAS FILED

1980 MAR 13 AM 8:55 (Seal)

Judge of Probate (Seal)

Walter Stanek (Seal)  
Walter Stanek

Mary D. Stanek (Seal)  
Mary D. Stanek

STATE OF ALABAMA

SHELBY COUNTY

Deed 17.50  
Rec. 1.50  
Ind. 1.00  
20.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Walter Stanek and Wife, Mary D. Stanek  
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 have executed the same voluntarily  
on the day the same bears date.

Given under my hand and seal this 4th day of March

ATTORNEY AT LAW

Form ALA-31

Spitler Building - Suite 100

1970 Chandalar South Office Park

Notary Public