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This instrument was prepared by (Name) William H. Halbrooks

(Address) Birmingham, AL 35209

820 One Independence Plaza

Cahaba Title. Inc.

Highway 31 South at Valleydale Road P O. Box 689 Pelham, Alabama 35124 Telephone 988-5600

This rorm furnished by:



08/19/1981 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA SHELBY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS.

Fifty Eight Thousand Nine Hundred and 00/100 (\$58,900.00) Dollars That in consideration of

to the undersigned grantor. Engel Mortgage Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

David Gary Borders and wife, Judy Jamison Borders.

(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 an! right of reversion, the following described real estate, Shelby County, Alabama situated in

> Lot 58, according to the Survey of Eaglewood Estates, First Sector, as recorded in Map Book 7, page 45, in the Probate Office of Shelby County, Alabama.

\$58,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

> STATE OF ALA. SHELBY CO.
> I CERTIFY THIS
> WAS FILTE 1981 AUG 19 AH 10: 05
>
> JUDGE OF PROBATE
>
> South 1:00
>
> 2-50

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their neirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances.

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its V who is authorized to execute this conveyance, has hereto set its		19 81
ATTEST:	ENGEL MORIGAGE CO. INC.	•
Secretary	Joel D. Cornett Vice President	· • • • • • • • • • •
STATE OF ALABAMA )		

COUNTIUE SHELBY

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the undersigned a Notary Public in and for said County in said State, hereby certify that Joel D. Cornett whose name as Vice President of Engel Mortgage Co., Inc.

a corporation, is signed to the f	oregoing conveyance, and who is	known o me, acknowledged	hefore me on this day	that, being
informed of the contents of the	conveyance, he, as such officer and	d with full authority, execute-	d the same voluntarily	for and as
the act of said corporation,				

Given under my hand and official seal, this the 14th day of August Willie Halbrook
Notary Public Form ALA-33