

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney at Law

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Vestavia Hills, Alabama 35216

19810925000103310 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
09/25/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Five Thousand Seven Hundred Fifty Two and 99/100-
(\$65,752.99) DOLLARS

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

Stephen W. Jackson and wife, Janet K. Jackson

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

Joseph C. Troncale, Jr. and Jan S. Troncale

(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 8, Block 1 of Bermuda Hills, First Sector as recorded in Map Book 6, page 1 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

The above recited consideration includes the assumption of that certain mortgage given by the grantors to Real Estate Financing, Inc. as recorded in Mortgage Book 396, page 664 and having a current principal balance of \$56,752.99.

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 24th day of September, 1981

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

1981 SEP 25 AM 9:05

Judge of Probate

Need tax - 9.00
Rec 1.50
Ind. 1.00
11.50

(Seal)

(Seal)

(Seal)

Stephen W. Jackson

Janet K. Jackson

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen W. Jackson and wife, Janet K. Jackson 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 24th day of September, A. D., 1981

KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. SO
VESTAVIA HILLS, AL 35216

Notary Public.

My Commission Expires May 26, 1982