

This instrument was prepared by

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(Name) Mike T. Atchison, Attorney at Law

(Address) Post Office Box 822, Columbiana, Alabama 35051

Form 1-15 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Thousand and no/100 (\$3,000.00) DOLLARS and the execution of a purchase money mortgage recorded simultaneously herewith to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stanley Chesser and wife, Cynthia Chesser (herein referred to as grantors) do grant, bargain, sell and convey unto Rodolfo M. Veluz and wife, Milagros M. Veluz

(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 3, in Block 2, according to Chesser's Addition to Chelsea, Alabama, in Section 34, Township 19 South, Range 1 West. Said lot is bounded on the North by Shelby County Highway #47, on the West by Shelby County Highway #39 and the Church of God at Chelsea property, on the East by the Mary Shirley property and on the South by Lloyd W. Chesser property.

MINERALS AND MINING RIGHTS EXCEPTED.

Subject to taxes for 1982 and subsequent years.

Subject to rights of way, permits, easements of record.

The plat of the above described subdivision is not of record and is not currently available for recording. Also the dimensions and location of the above described lot and subdivision do not appear of record.

GRANTORS ADDRESS:

Mr. Stanley Chesser
Route 1, Box 128
Chelsea, Alabama 35043

GRANTEES ADDRESS:

Dr. Rodolfo M. Veluz
Route 1, Box 2121
Chelsea, Alabama 35043

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 25th day of June, 1982

WITNESS:

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS

(Seal)

1982 JUN 28 AM 8:45

(Seal)

Notary Public, Shelby Co.

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

Deed 3.00
Rec. 1.50
Ind. 1.00
5.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Stanley Chesser and wife, Cynthia Chesser whose names 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 25th day of June, A. D., 1982

Mike T. Atchison

Public.

Commission expires 16 October 1984.