

This instrument was prepared by  
(Name) Courtney H. Mason, Jr. Attorney  
(Address) P. O. Box 1007, Alabaster, Al 35007



This form furnished by  
**Cahaba 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.**

That in consideration of Six Thousand Six Hundred Eight and No/100 (\$6,608.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**GARY LEE KANE AND WIFE, CATHLEEN M. KANE**  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
**ROGER S. MULLER AND WIFE, BARBARA G. MULLER**  
(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 17, according to the survey of Monte Verde as recorded in Map Book 6, Page 66 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further considerations, the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc., as recorded in Mortgage Book 416, Page 260, and corrective mortgage recorded in Mortgage Book 417, Page 296, which mortgage was assigned to The New York Guardian Mortgage Corporation in Misc. Book 43, Page 395 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$2108.00 of the above purchase price was paid from a second mortgage loan closed simultaneously herewith.

Grantor:  
1195 Pinecrest Road  
Alpharetta, Georgia 30201

Grantee:  
17 Monte Verde Lane  
Montevallo, Alabama 35115

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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 17th day of September, 1982

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED  
1982 SEP 21 AM 10:23  
GARY LEE KANE (Seal)  
CATHLEEN M. KANE (Seal)

*Deed tax - see p. 473 -*  
*Rec. 1.50*  
*(Seal) 1.00*  
*7.00*

STATE OF ALABAMA }  
Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY LEE KANE AND WIFE, CATHLEEN M. KANE whose names are are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this 17th day of September, 1982, 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 17th day of September, A. D. 1982

[Signature]  
Notary Public