

This instrument was prepared by

This Form furnished by:

(Name) Teresa Siragusa

**Cahaba Title, Inc.**

(Address) 1900 Indian Lake Dr.  
B'ham, AL 35244

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeeco Title Insurance Co  
TELEPHONE: 988-5600

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS  
(16,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Herbert U. Pegues II  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Villa Corporation, Inc.

(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 11 Blcok 4 Map 5 Page 118 Indian Valley 6th Sector Section 16.

\$16,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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STATE OF ALABAMA  
SHELBY COUNTY  
INSTRUMENT NO. 1985-9-10-13

1985 SEP -9 A.M. 10:13

*Rose Marie Wilty*  
JUDGE

RECORDING FEES

Mortgage Tax	\$ _____
Deed Tax	_____
Mineral Tax	_____
Recording Fee	<u>250</u>
Index Fee	<u>100</u>
TOTAL	\$ <u>350</u>

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 10th day of July, 1985.

WITNESS:

X *[Signature]* (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

X *[Signature]* (Seal)

\_\_\_\_\_ (Seal)

\_\_\_\_\_ (Seal)

STATE OF ALABAMA  
Pinellas COUNTY

General Acknowledgment

I, Rose Marie Wilty, a Notary Public in and for said County, in said State, hereby certify that Herbert U. Pegues, II whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of July, A. D. 1985.

*Rose Marie Wilty*  
NOTARY PUBLIC, State of Florida  
My Commission Expires April 24, 1987