



american title insurance company

2110 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

SEND TAX NOTICE TO:
ROYCE G. & IRENE K. CREEL
131 Cambrian Way
Birmingham, AL 35243

This instrument was prepared by

(Name) CLAYTON P. SEIER

(Address) 2100 SOUTHERIDGE PARKWAY
BIRMINGHAM, ALABAMA 35209

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 SEVENTY SEVEN THOUSAND TWO HUNDRED TWENTY FIVE AND NO/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MARIANNE REIMANN SANDERS, a married woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

ROYCE G. CREEL and IRENE K. CREEL
(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:

Unit 131, in Cambrian Wood Condominium, also known as Condominium Village, Phase I,
Inverness, as recorded in Map Book 6, Page 62, By Laws and Amendments thereto as
established by Declaration of Condominium, By Laws and Amendments thereto as
recorded in Mis. Book 12, Page 87, in the Probate Office of Shelby County, Alabama,
and amended by Misc. Book 13, Page 2, Misc. Book 13, Page 4, and Misc. Book 13,
Page 344, in said Probate Office, together with an undivided .013313% interest in
the common elements as set forth in said declaration.

Subject to easements and restrictions of record.
Subject to taxes for 1986 and thereafter.
Mineral and Mining Rights are Excepted.

Marianne Reimann Sanders is one and the same person as Marianne Reimann, grantee in Volume
347, Page 31.

This is not the homestead of the Grantor.

\$69,300.00 of the above purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

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, I have hereunto set my hand(s) and seal(s), this 7
day of March, 1986

WITNESS: I CERTIFY THIS
INSTRUMENT IS FILED

1986 MAR 10 PM 3:26

(Seal)

Marianne Reimann Sanders (Seal)
MARIANNE REIMANN SANDERS

(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 MARIANNE REIMANN SANDERS, a married woman
whose name she 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 she executed the same voluntarily
on the day the same bears date.

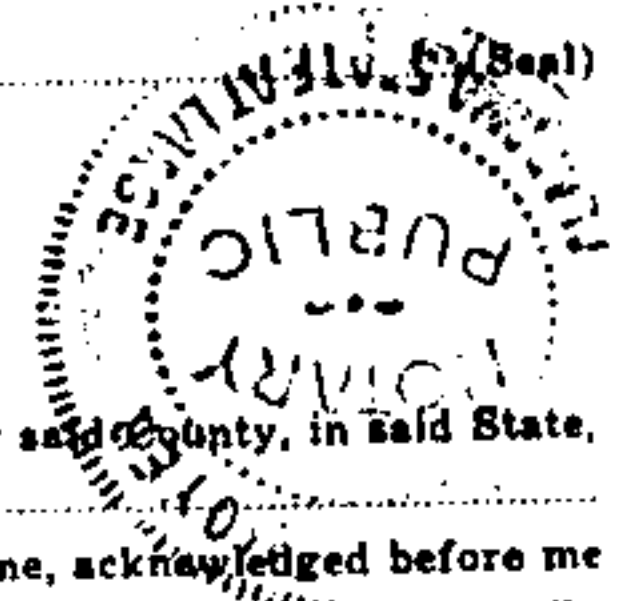
Given under my hand and official seal this 7 day of March, A. D., 1986

Return to:

AMERICAN TITLE INSURANCE CO.
2110 3rd Avenue North
Birmingham, AL 35203

Carol C. May
Notary Public.

9/14/89



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