

This form furnished by:

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938

This instrument was prepared by:
(Name) KRAMER & HERNANDEZ
(Address) P.O. BOX 360574
BIRMINGHAM, AL. 35236

Send Tax Notice to:
(Name) Grantor
(Address) 5104 Shamrock Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS, (\$500 value)**

That in consideration of \$1.00 (ONE DOLLAR AND NO/100) AND OTHER GOOD AND VALUABLE CONSIDERATION DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT D. SMITH

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

ROBERT D. SMITH AND ANDY ANDREWS

(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 19, according to the Survey of Shannon Glen, as recorded in Map Book 7, Page 94, in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject for taxes for 1986.

Subject to that certain mortgage payable to Guaranty Federal Savings Loan Association, dated August 9, 1983, in the amount of \$50,150 and filed for record at Book 434, page 949, in the Probate Office of Shelby County, Alabama, which Grantee herein assumes and agrees to pay according to its terms.

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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 for 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 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 10th day of March, 19 88.

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

Robert D. Smith (Seal)

88 MAR 11 PM 12:47 (Seal)

1. Deed Tax \$ 1.50 (Seal)

Thomas W. Saunders, Jr. (Seal)

2. Mtg. Tax _____ (Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

Shelby COUNTY } **General Acknowledgment**

3. Recording Fee 2.50

4. Indexing Fee 1.00

I, Thuan M. Hernandez, a Notary Public in and for said County, in said State, hereby certify that Robert D. Smith

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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March A.D., 19 88

January 16, 1988
My Commission Expires:

Thuan M. Hernandez
Notary Public