

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

304

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THOUSAND & 00/100— (\$30,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steven E. Chambers, a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Louis J. Moehr and wife, Margaret Moehr (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 4, according to the Survey of Paradise Estates, Sector I, as recorded in Map Book 13 page 81 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record. *Covenants recorded simultaneously herewith.*

GRANTEES' ADDRESS: 807 Fox Meadow Rovers, Pa. 19468

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 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 stated 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 and seal, this 29th day of June, 1989.

89 JUL 10 PM 7:03

1. Deed Tax \$ 30.00

2. Mtg. Tax 2.50

3. Recording Fee 3.00

4. Indexing Fee 300

TOTAL 35.50

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Steven E. Chambers, a married man 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June A.D., 1989

Notary Public

3/9/91

Courtney H. Mason