

2132

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY NINE THOUSAND & NO/100— (\$149,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Douglas E. Anderson and wife, Barbara A. Anderson (herein referred to as grantors), do grant, bargain, sell and convey unto Russel A. Deuel and wife, Kim S. Deuel (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 21, according to the Amended Map of Riverchase Country Club Residential Subdivision, as recorded in Map Book 7, Page 115, 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.

\$149,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 969 Riverchase Parkway West, Birmingham, Alabama 35226

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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 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, we have hereunto set our hands and seals, this 25th day of May, 1990.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
90 MAY 30 PM 1:18

Douglas E. Anderson (SEAL)
Douglas E. Anderson
Barbara A. Anderson (SEAL)
Barbara A. Anderson

STATE OF ALABAMA JUDGE OF PROBATE
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas E. Anderson and wife, Barbara A. Anderson whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, 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 25th day of May A.D., 1990

[Signature]
Notary Public

My Commission Expires March 10, 1991

| | | |
|-------------------|----|------|
| 1. Deed Tax | \$ | 3.00 |
| 2. Mtg. Tax | \$ | 0.00 |
| 3. Recording Fee | \$ | 2.50 |
| 4. Indexing Fee | \$ | 2.00 |
| 5. Notary Tax Fee | \$ | 1.00 |
| 6. Certified Fee | \$ | 1.00 |
| Total | \$ | 7.50 |