

1409

This instrument was prepared by  
William P. Powers  
Attorney At Law  
P.O. Box 1626  
Columbiana, AL 35051

\$1,000.00

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 and No/100 Dollars (\$1.00) love and affection and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, We, Frederick R. Stanbridge and wife, Jane Marie Stanbridge and Margaret W. Romine, a widowed woman (herein referred to as grantors) do grant, bargain, sell and convey unto Frederick F. Stanbridge and wife, Jane Marie Stanbridge, (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 44, First Addition, Deer Springs Estates, as recorded in Map Book 5, Page 55, Columbiana, Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is subject to easements and restrictions of record.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

BOOK 326 PAGE 724

P.O. Box - 896  
Columbiana, AL.

IN WITNESS WHEREOF, we have hereunto set our hands and seal  
this 24<sup>th</sup> day of January, 1991.

Frederick R. Stanbridge  
Frederick R. Stanbridge

Jane Marie Stanbridge  
Jane Marie Stanbridge

Margaret W. Romine  
Margaret W. Romine

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Frederick R. Stanbridge and wife, Jane Marie Stanbridge, whose names are signed to this deed, who are known to me acknowledged before me on this day, that being informed of the contents of the deed they, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24<sup>th</sup> day of January, 1991.

Ramona Johnson  
Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 25, 1991

BOOK 326 PAGE 725

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Margaret W. Romine, a widowed woman, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed she, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of January, 1991.

*Denora Johnson Self*  
Notary Public  
MY COMMISSION EXPIRES SEPTEMBER 28, 1991

Send Tax Notice To:

(Name): Frederick R. and Jane Marie Stanbridge  
(Address): 3670 Highway 11  
Alabaster, AL 35007

BOOK 326 PAGE 726

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

91 JAN 24 AM 10:36

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	1.00
2. Mtg. Tax	7.50
3. Recording Fee	4.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	
Total	13.50