

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Stephen R. Anderson  
(Address) 2101 Inverness Ln.  
B'ham, Al. 35242

Send Tax Notice to:

(Name) Stephen R. Anderson  
(Address) 2101 Inverness Ln.  
B'ham, Al. 35242

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$1,500.00 DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

GEORGE F. ANDERSON and wife, LATRELLE ANDERSON  
(herein referred to as grantors) do grant, bargain, sell and convey unto

STEPHEN R. ANDERSON and wife WANDA ANDERSON

(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, the following described real estate situated in SHELBY County, Alabama to-wit:

A part of Lots 8,9,10, and 11 of Block 9 according to Squire's Map of the Town of Helena, Alabama; as recorded in Map Book 3, Page 121 in the office of the Judge of Probate of Shelby County, Alabama; described as follows:

Commence at the Southwest corner of said Block 9, Thence run Northwest along the west side of said Block 9 and the east right-of-way of Third Street a distance of 78.5 feet to the point of beginning:

Thence continue last course a distance of 78.5 feet,

Thence turn right 98deg. 56min. 30sec. and run east 236.0 feet to a point on the west right-of-way of Branch Alley,

Thence turn right 91deg. 26min. 52sec. and run south along the west right-of-way of said Branch Alley 81.0 feet,

Thence turn right 89deg. 26min. 36sec. and run west 221.8 feet to the point of beginning. Containing 0.42 acres and located in the N.W.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 15, Township 20 South, Range 3 West, Shelby County, Alabama.

1. Deed Tax 1.50  
2. Mtg. Tax 0.00  
3. Recording Fee 2.50  
4. Indexing Fee 0.00  
5. No Tax Fee 0.00  
6. Certified Fee 1.00  
Total 5.00

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

91 JAN 28 PM 2:41

*Thomas A. Anderson*  
JUDGE OF PROBATE

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.

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, We have hereunto set our hand(s) and seal(s), this 8th day of December, 1990 *S. H. A.*

WITNESS

*S. H. A.*

(Seal)

(Seal)

(Seal)

*George F. Anderson* (Seal)  
*Latrelle H. Anderson* (Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Karee M. Hughes, a Notary Public in and for said County, in said State, hereby certify that George F. Anderson and wife, Latrelle Anderson

whose name s 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 8th day of December A.D., 1990

My Commission Expires July 29, 1991

*Karee M. Hughes*