

This instrument was prepared by

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100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SIX THOUSAND & NO/100— (\$96,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, David Neal Wilson and wife, Kathryn Roehrer Wilson (herein referred to as grantors), do grant, bargain, sell and convey unto Roel J. Carranza and wife, Cindy L. Carranza (herein referred to as GRANTEEES) 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 24, according to the Survey of Chanda Terrace, Third Sector, as recorded in Map Book 10 Page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$95,184.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2614 N. Chandalar Lane, Pelham, Alabama 35124

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TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 31st day of January, 1991.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED
91 FEB -6 PM 1:21

Richard D. Mink
JUDGE OF PROBATE

David Neal Wilson (SEAL)
David Neal Wilson

Kathryn Roehrer Wilson (SEAL)
Kathryn Roehrer Wilson

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Neal Wilson and wife, Kathryn Roehrer Wilson 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 31st day of January A.D., 1991

Richard D. Mink
Notary Public

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

1. Deed Tax ----- \$1.00
2. Mtg. Tax ----- \$2.50
3. Recording Fee ----- \$3.00
4. Indexing Fee ----- \$1.00
5. No Tax Fee ----- \$1.00
6. Certified Fee ----- \$7.50
Total ----- \$16.00