

This instrument was prepared by
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ATTORNEY AT LAW
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Robert F. Allen, Jr.
(Name) _____
(Address) 533 Highway 87
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Twenty-Four Thousand and 00/100, (\$24,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Daniel D. Acker and wife, Loretta Kaye Acker (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert F. Allen, Jr., an unmarried man and Kathryn Maypole, an unmarried woman (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:

Lot 21-A, according to the map of the Town of Aldrich, which is recorded in Map Book 3, Page 52, in the Office of the Judge of Probate in Shelby County, Alabama.

The same fronting on Railroad Avenue and containing 0.62 acres, more or less.

This conveyance and the covenants of title herein are made subject to any and all restrictions, reservations, easements, rights of way and covenants of record in said County affecting said property, any matter and state of facts that would be disclosed by accurate survey and inspection of said premises, and the lien for ad valorem taxes against said property for the current year, which taxes Grantee assumes and agrees to pay.

\$19,334.60 Mortgage Tax Paid On Mortgage Recorded Simultaneously Herewith.

Inst # 1992-26012

11/06/1992-26012
12:07 PM CERTIFIED
SHELBY COUNTY 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 6th day of November, 19 92

WITNESS

(Seal) Daniel D. Acker (Seal)

(Seal) Loretta Kaye Acker (Seal)

(Seal) Loretta Kaye Acker (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, _____, the undersigned authority _____, a Notary Public in and for said County, in said State, hereby certify that Daniel D. Acker and wife, Loretta Kaye Acker 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 6th day of November A.D., 19 92

Lelley Collins
Notary Public