

Send Tax Notice To:

Robert H. Schrimsher and wife,
Diana L. Schrimsher
5245 Meadow Garden Lane
Birmingham, Alabama 35242

This instrument was prepared by:
James W. Fuhrmeister
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

THAT IN CONSIDERATION OF One Hundred Sixty Eight Thousand Dollars and 00/100 (\$168,000.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Ralph F. Angelillo and Eileen J. Angelillo as Co-Trustees and their successors of the Ralph F. Angelillo and Eileen J. Angelillo Revocable Trust dated May 4, 1993**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **Robert H. Schrimsher and wife, Diana L. Schrimsher**, (herein referred to as Grantees, whether one or more) as joint tenants, with right of survivorship, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 28, in Block 1, according to the survey of Sunny Meadows, Phase Two, as recorded in Map Book 8, Page 19 A and B, in the Probate Office of Shelby County, Alabama.
Subject to:

1. Taxes due and payable October 1, 1997.
2. Easement over the North 10 feet and Westerly 7.5 feet of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 35 foot building restriction line from Meadow Gardens Lane as shown on recorded map.
4. Restrictions appearing of record Misc. Volume 36, Page 881 and as shown in Map Book 8, Page 19.
5. Right-of-way granted Alabama Power Company recorded in Real Volume 139, Page 128; Deed Book 134, Page 514; Deed Book 173, Page 192; Deed Book 316, Page 465; Deed Book 139, Page 140; Deed Book 139, Page 548 and Deed Book 220, Page 69.
6. Agreement with Alabama Power Company relating to underground residential distribution system as recorded in Deed Book 326, Page 126 and Misc. Volume 37, Page 22.
7. All other existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: \$134,400.00 of the above consideration came from a mortgage loan closed simultaneously herewith.

09/17/1997-29845
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 46.00

Inst # 1997-29845

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the lives of the Grantees herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.

And we do for ourselves and for our successors and assigns covenant with 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 successors and assigns 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 (I) have hereunto set our hand(s) and seal, this 15th day of September, 1997.

INST 1997-29845

09/17/1997-29845

10:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00



Grantor - Ralph F. Angelillo as Co-Trustee
of the Ralph F. Angelillo and Eileen J.
Angelillo Revocable Trust dated May 4, 1993



Grantor - Eileen J. Angelillo as Co-Trustee
of the Ralph F. Angelillo and Eileen J.
Angelillo Revocable Trust dated May 4, 1993

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Ralph F. Angelillo and Eileen J. Angelillo, whose names as Co-Trustees of the Ralph F. Angelillo and Eileen J. Angelillo Revocable Trust dated May 4, 1993, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they in their capacity as such Co-Trustees and with full authority executed the same voluntarily on the date the same bears date.

Given under my hand and official seal, this the 15 day of September, 1997.



Notary Public

My commission expires: 8-1-99