

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys at Law

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND & NO/100 (\$10,000.00) DOLLARS and the assumption of the hereinafter described mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph M. Cardone and wife, Shirley L. Cardone

(herein referred to as grantors) do grant, bargain, sell and convey unto

George Steincross and wife, Joy Lynn Steincross

(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 30 according to First Addition to INDIAN HIGHLANDS, as shown by map recorded in Map Book 5, page 6, in the Probate Office of Shelby County, Alabama;

SUBJECT to the hereinafter described mortgage.

SUBJECT TO FOLLOWING:

Taxes for the year 1971 and subsequent years;

Municipal improvements assessments, if any;

Restrictive covenants dated 9th August 1965 and recorded in Deed

Book 236, page 898, in Probate Office;

Building not to be located nearer than 30' to nor more than 70' from either the front lot line or side street line or nearer than 10' to side lot line.

Agreement to Alabama Power Company dated July 17, 1965 recorded in Deed Book 242, page 791 in said Probate Office.

Grantees herein, as part of the purchase price and consideration for this deed, assume and agree to pay the indebtedness evidenced by that certain mortgage made by Joseph Mario Cardone and Shirley L. Cardone to Realty Mortgage Company which mortgage is recorded in the Office of the Judge of the Probate Court of Shelby County, Alabama in mortgage record volume 305, page 639, which mortgage was assigned to Metropolitan Life Insurance Company by assignment recorded in said Probate Office in Deed Book 248, page 899. And for the same consideration Grantees herein hereby assume the obligations of Joseph Mario Cardone and Shirley L. Cardone under the terms of the instruments and VA Regulations authorizing, creating and securing the loan to indemnify the VA to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

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 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 said 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 1st

day of September, 1971.

(Seal)

(Seal)

(Seal)

Joseph M. Cardone
Shirley L. Cardone

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Joseph M. Cardone and wife, Shirley L. Cardone 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 1st day of Sept. A. D., 1971.

Lance Brasher

Notary Public.

19710902000036670 1/1 \$.00
Shelby Cnty Judge of Probate, AL
09/02/1971 12:00:00 AM FILED/CERT

BOOK 269 PAGE 728
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1971 SEP - 1 PM 2:55
REC. DR. & PAGE AS SHOWN ABOVE
U.C.C. FILE NUMBER OR
CONFIRMATION
JUDGE OF PROBATE