

This instrument was prepared by

(Name) Nancy Schilling
(Address) 2005 Valleydale Road, Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS, ³⁷³²

That in consideration of Six thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Roger W. Carlson and wife, Margaret L. Carlson
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Sementak, Jr. and wife, Deanna F. Sementak
(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 19 according to the survey of Navajo Hills, Fourth Sector as recorded in Map Book 5, page 95, in the Probate Office of Shelby County, Alabama.

Grantee assumes unpaid balance of mortgage dated June 13, 1973 executed by Roger W. Carlson and Margaret L. Carlson to Home Federal Savings & Loan Association, in the principal amount of \$35,000.00,, filed for record June 15, 1973 at 8:57 A. M. and recorded in Volume 331, page 699, in the Probate Office of Shelby County, Alabama.

BOOK 285 PAGE 428

19740221000008550 1/1 \$.00
Shelby Cnty Judge of Probate, AL
02/21/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 FEB 21 AM 9:42
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE
Carol M. Sementak

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 11th day of February, 19 74

WITNESS:
Mary Ellen Tatum (Seal)
Mary Ellen Tatum (Seal)
(Seal)

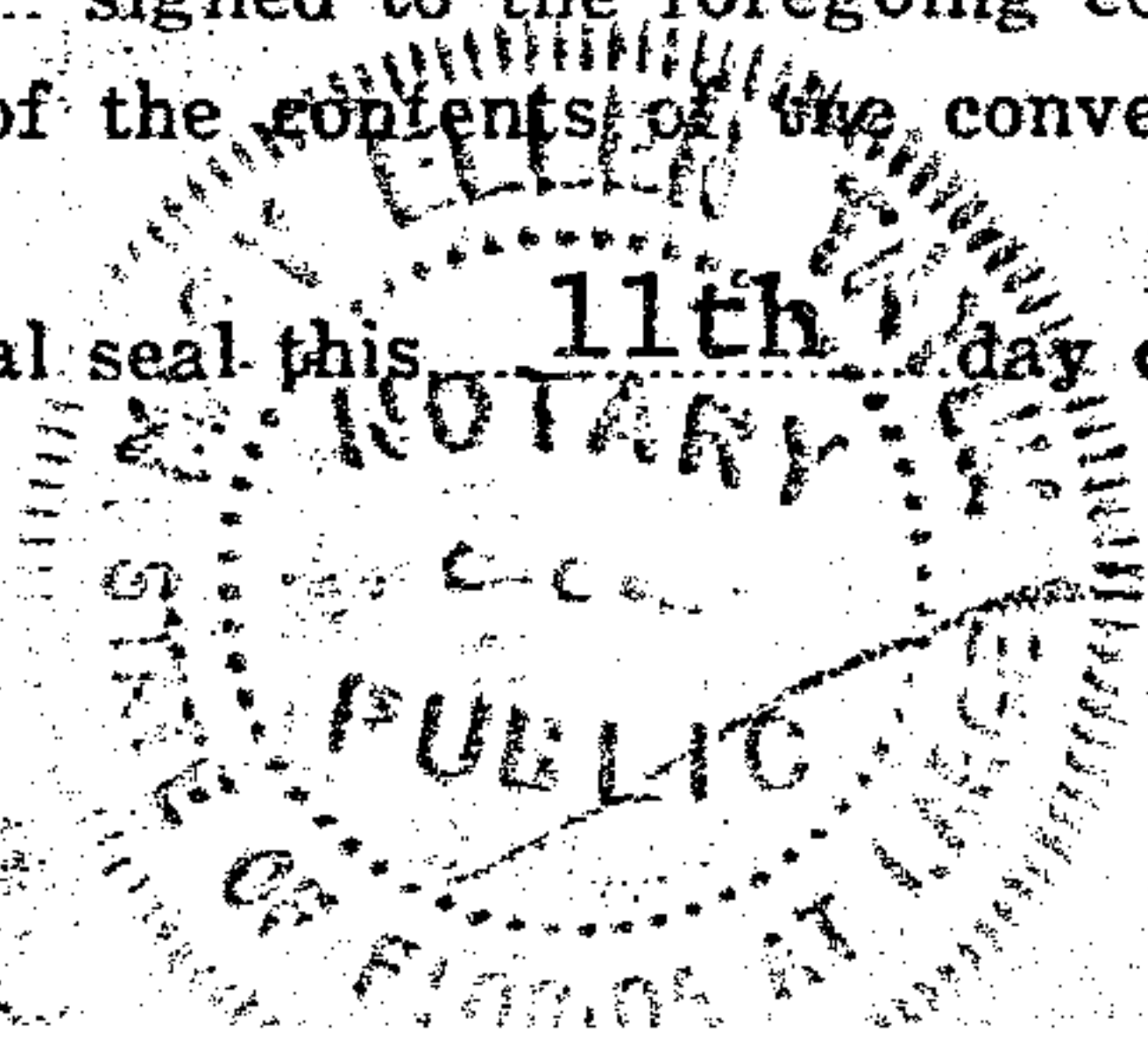
X Roger W. Carlson (Seal)
X Margaret L. Carlson (Seal)
(Seal)

Florida
STATE OF ~~ALABAMA~~
Orange COUNTY }

General Acknowledgment

I, Mary Ellen Tatum, a Notary Public in and for said County, in said State, hereby certify that Roger W. Carlson and Margaret L. Carlson 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of February, A. D., 19 74



Mary Ellen Tatum
Notary Public.
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 24, 1977
BONDED THRU GENERAL INSURANCE UNDERWRITERS