

This instrument prepared by

(Name) HARRISON AND CONWILL

(Address) Columbiana, Alabama

4333

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One DOLLARS and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Miguel Guitart, Jr. and wife, Margarita Guitart

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

Miguel H. Guitart, Jr. and Margarita Guitart

(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 4 in Block "A" Hubbard and Givhan's Subdivision of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West, as shown by map recorded in Probate Office of Shelby County, Alabama, in Map Book 3 page 81.

Subject to mortgage to Liberty National Life Insurance Company.

19750505000021690 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/05/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1975 MAY -5 AM 10:55
Miguel H. Guitart, Jr.
Margarita Guitart
JUDGE OF PROBATE

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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 5th day of May, 1975.

WITNESS:

(Seal) Miguel Guitart, Jr. (Seal)
(Seal) Margarita Guitart (Seal)
(Seal) (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Miguel Guitart, Jr. and wife, Margarita Guitart 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 5th day of May, A. D., 1975.

Martha B. Joiner
Notary Public.