

This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

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 TWELVE THOUSAND AND NO/100-----(\$12,000.00)-----DOLLARS  
AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,  
to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Joseph B. Monzella, III and wife, Carol Lynn Monzella

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

C. J. Armand and wife, Claudia A. Armand

(herein referred to as GRANTEEES) 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 13, in Block 2, according to the Survey of Cahaba Valley

Estates, Third Sector, as recorded in Map Book 5, Page 107,

in the Office of the Judge of Probate of Shelby County,

Alabama.

Minerals and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations,  
if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid  
balance of that certain mortgage to Real Estate Financing, Inc., recorded in Mortgage  
Book 343, Page 181, and assigned to Government National Mortgage Association by assignment  
recorded in Misc. Book 10, Page 25, in the Office of the Judge of Probate of Shelby County,  
Alabama.



1975 MAY 21 11:10:31  
Shelby Cnty Judge of Probate, AL  
05/21/1975 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES,  
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 GRANTEEES, 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 19th  
day of May, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

Joseph B. Monzella, III

Joseph B. Monzella, III

Carol Lynn Monzella

Carol Lynn Monzella

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Joseph B. Monzella, III and wife, Carol Lynn Monzella  
whose name 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 19th day of

May, A. D., 1975.

Frank K. Bynum

Notary Public.