

This instrument was prepared by

(Name) Michael J. Romeo, Attorney

(Address) 521 Massey Building, Birmingham, AL 35203

5748

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,

That in consideration of Forty-Eight Thousand Five Hundred & No/100-----DOLLARS

see Mtg 346-723

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. E. Whitlock & wife, Dorothy W. Whitlock

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

Frank Anthony Savarese & wife, Ethel C. Savarese

(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 20 according to Sector Two, Spring Garden Estates as recorded in Map Book 5, page 12, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valores taxes due and payable October 1, 1975.
2. Restrictions contained in Volume 245, page 297, in the Probate Office of Shelby County, Alabama.

\$43,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

19750626000033360 1/1 \$.00
Shelby Cnty Judge of Probate, AL
06/26/1975 12:00:00AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1975 JUN 26 AM 8:49
Deed Vol 500
Consolidation
JUDGE OF PROBATE

BOOK 293 PAGE 146

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 19th day of June, 1975

WITNESS:

(Seal)

(Seal)

(Seal)

W. E. Whitlock (Seal)
W. E. Whitlock

Dorothy W. Whitlock (Seal)
Dorothy W. Whitlock

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. E. Whitlock & wife, Dorothy W. Whitlock 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 19th day of June, A. D., 1975

Notary Public.