

THIS INSTRUMENT PREPARED BY:
Daniel M. Spitler, Attorney
1200 City National Bank Building
Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand Two Hundred and No/100-----DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Don H. Pilgrim and wife, Nancy Ann Pilgrim

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

Juan G. Cabrera and wife, Rebecca Ann Cabrera

(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 3, according to the Survey of Kingwood, as recorded in Map Book 6, Page 40, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc., recorded in Mortgage Book 345, Page 180, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 297 PAGE 375

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1976 MAR -4 AM 9:10

Deed Book 6-1

Conceded by

JUDGE OF PROBATE



19760304000018200 1/1 \$.00
Shelby Cnty Judge of Probate, AL
03/04/1976 12:00:00 AM FILED/CERT

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:

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 and seal, this
day of February, 1976

WITNESS:

Barbara El Chamber
Julia L. Long

Don H. Pilgrim

Don H. Pilgrim

Nancy Ann Pilgrim

State of MARYLAND

PRINCE GEORGES COUNTY

General Acknowledgement

I, the undersigned, hereby certify that Don H. Pilgrim and wife, Nancy Ann Pilgrim, 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 28th day of

February A.D., 1976.

My commission expires July 1, 1978