

2511
Daniel M. Spitler, Attorney
700 City National Bank Building
Birmingham, Alabama 35203

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

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twenty-Six Thousand and No/100-----DOLLARS

See Mtg 361-32

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

J. V. Vanderslice and wife, Albertine Vanderslice

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

Michael Miranda and wife, Domenica Miranda

(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:

Part of the NE-1/4 of the SE-1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the NE corner of said 1/4-1/4 section run in a Southerly direction along the East line of said section for a distance of 156.00 feet to a point of beginning; thence continue along last mentioned course for a distance of 561.50 feet; thence turn an angle to the right of 93° 58' and run in a Westerly direction for a distance of 75.67 feet, more or less, to a point on the Northeast right-of-way line of U. S. Highway #31; thence turn an angle to the right of 41° 37' and run in a Northwesterly direction along said Northeast right-of-way line of U. S. Highway #31, for a distance of 297.88 feet; thence turn an angle to the right of 84° 00' and run in a Northeasterly direction for a distance of 445.68 feet, more or less, to the point of beginning, containing 2.00 acres, more or less.

Subject to easements and restrictions of record.

\$18,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
12/29/1976 12:00:00AM FILED/CERT

1976 DEC 29 PM 8:30
Shelby Co. AL 800
INDEXED
FILED
NOTARY PUBLIC
SHELBY CO. ALABAMA
THIS INSTRUMENT WAS FILED

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, *d* have hereunto set *my* hand and seal, this *23rd* day of *December*, 19*76*

WITNESS:

J. V. Vanderslice
Albertine Vanderslice

State of

COUNTY

General Acknowledgement

I, *Daniel M. Spitler*, a Notary Public in and for said County, in said State, hereby certify that *J. V. Vanderslice and wife, Albertine Vanderslice* whose name signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance *are* known to me, acknowledged before on the day the same bears date. *have* executed the same voluntarily

Given under my hand and official seal this *23rd* day of *December*, A. D., 19*76*.

Daniel M. Spitler
Notary Public