

(Name) WALLACE, ELLIS & FOWLER, Attorneys

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Shelby Cnty Judge of Probate, AL
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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 THREE THOUSAND EIGHT HUNDRED, FIFTY AND NO/100 DOLLARS
Plus other good and valuable consideration

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

Aris Merijanian and wife, Jeanette L. Merijanian

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

Miguel Guitart, Jr. and wife, Bernice 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.

There is presently a mortgage on the above described property in favor of Liberty National Life Insurance Company in the approximate amount of \$12,693.63 and this deed is made subject to said previous mortgage. It is understood and agreed, however, that the grantors herein shall be responsible for making the payments due on said mortgage as said payments become due according to the terms thereof.

Grantors retain a vendors lien against the above described property to secure the balance due on the purchase price, said balance being \$21,000.00 plus interest at 8% payable at the rate of \$150.00 per month commencing February 7, 1973, and payable on each month thereafter until paid in full.

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 11th day of January, 1973.

WITNESSES

(Seal)

(Seal)

(Seal)

Aris Merijanian (Seal)

Jeanette L. Merijanian (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aris Merijanian and wife, Jeanette L. Merijanian, 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 11th day of January, A. D., 1973.

Frank G. Guitart
Notary Public.