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Shelby Cnty Judge of Probate, AL  
03/30/1978 12:00:00AM FILED/CERT

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THIS INSTRUMENT PREPARED BY:  
Daniel M. Spitler, Attorney  
1970 Chandalar South Office Park  
Pelham, Alabama 35124

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 Ten and No/100-----DOLLARS  
And Other Good and Valuable Consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,  
Robert H. Hill, an unmarried man, and  
Frank A. Romanowicz, Jr., an unmarried man,  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Daniel M. Spitler and wife, Janice C. Spitler

(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 75, according to the Map of Chandalar South,  
Second Sector, as recorded in Map Book 6, Page 12,  
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 Jefferson Federal Savings & Loan Association of Birmingham, recorded in Mortgage Book 348, Page 600, in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

It is expressly agreed and understood and acknowledged by grantees that Bishop Creek came out of its bank on March 15, 1976, and flooded the residence located on this property. The grantors herein make no warranty or representation concerning future propensities of Bishop Creek to flood and grantees herein accept this house subject to this propensity. It is further agreed and understood that this reference to the propensity of Bishop Creek to flood shall run with the land.

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 28th day of March, 1978

WITNESS:

Deed 50  
Rec. 1-50  
Ind. 1-00  
3.00

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

Robert H. Hill

Frank A. Romanowicz, Jr.

State of ALABAMA

1978 MAR 30 AM 8:52

SHELBY

COUNTY

General Acknowledgement

JUDGE OF PROBATE

I, the undersigned, hereby certify that Robert H. Hill, an unmarried man, and Frank A. Romanowicz, Jr., an unmarried man, 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 March, A.D. 1978.

Notary Public