

This instrument was prepared by
(Name) Larry L. Halcomb, Attorney at Law
(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
SHBLEY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ten and no/100 (\$10.00) DOLLARS

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

Rene Mabanag Javier and wife, Araceli Tanjoco Javier
(herein referred to as grantors) do grant, bargain, sell and convey unto

Rene Mabanag Javier and Araceli Tanjoco Javier

(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 43, Block 2, according to the Plat of Selkirk, a subdivision of Inverness, as recorded in Map Book 6, Page 163, in the Office of the Judge of Probate of Shelby County Alabama.

Subject to taxes for 1978.

Subject to easements, rights of way and set-back lines of record.

Mineral and mining rights excepted.

BOOK 311 PAGE 755

19780501000051620 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/01/1978 12:00:00AM 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~I~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 28th day of April, 1978

WITNESS:

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

1978 MAY -1 AM 10:10

(Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
Jefferson COUNTY }

Deed 50
Rec. 1.50
Ind. 1.00
3.00

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Rene Mabanag Javier and wife, Araceli Tanjoco Javier whose name s 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 April

Larry L. Halcomb

LARRY L. HALCOMB

317878
A. D. 1978
Notary Public