

This instrument was prepared by

(Name) **Joel C. Watson, Attorney at Law**

(Address) **P. O. Box 987, Alabaster, Alabama 35007**

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

37
19780620000078020 1/1 \$0.00

Shelby Cnty Judge of Probate, AL
06/20/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Thirty-seven Thousand & 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 E. Fortenberry and wife Mary G. Fortenberry
(herein referred to as grantors) do grant, bargain, sell and convey unto

John E. Cabral and Jeanne R. Cabral

(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:

Commencing at a point where the South boundary of the SW 1/4 of SW 1/4, Section 24, Township 20 South, Range 3 West, intersects the East R.O.W. line of Highway No. 31; thence North 19 deg. 30' West along said R.O.W. line a distance of 527 feet to the point of beginning; thence continue along said R.O.W. line a distance of 123 feet to a point; thence North 87 deg. 30' East a distance of 120 feet; thence South 19 deg. 30' East a distance of 75 feet; thence South 87 deg. 25' West a distance of 10 feet to a point; thence South 19 deg. 30' East a distance of 48 feet; thence South 87 deg. 25' West 110 feet to point of beginning, situated in the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West.

Situated in Shelby County, Alabama.

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Subject to easements and restrictions of record.

(\$32,000.00 of the above-recited purchase price was paid from the proceeds of a mortgage loan, closed simultaneously herewith)

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

1978 JUN 20 AM 8:46

See Mtg 379-447

Rec. 1-50
Ind 1-00

Thomas G. Johnson, Jr. #750

TO HAVE AND TO HOLD to the ~~GRANTEE~~ 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 ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we) 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 ~~our~~ (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 12th

day of June 78

day of June 1978

WITNESS:

Lauren S. Welles (Seal)

..... (Seal)

..... (Seal)

Robert E. Fortenberry (Seal)
Robert E. Fortenberry and wife

Mary G. Fortenberry (Seal)
Mary G. Fortenberry

..... (Seal)

STATE OF ALABAMA
Shelby COUNTY }

General Acknowledgment

I, **Robert E. Fortenberry and wife Mary G. Fortenberry**, a Notary Public in and for said County in said State, hereby certify that **Robert E. Fortenberry and wife Mary G. Fortenberry**, 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 12th day of June 1978. A. D. 1978

FIRST BANK
of
Alabaster
P. O. Box 216

Robert E. Moore

Notary Public
My Commission Expires November 10, 1980