

This instrument was prepared by

(Name) Joel C. Watson, Attorney at Law

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



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

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 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, in-
tersects 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.

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

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 ~~myself~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~k~~ (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 12th
day of June, 1978

WITNESS:

Lauren S. Willes (Seal)

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

(Seal)

Mary G. Fortenberry (Seal)
Mary G. Fortenberry

(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 Robert E. Fortenberry and wife Mary G. Fortenberry
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 12th day of June, A. D., 1978

FIRST BANK

of
Alabaster

My Commission Expires November 10, 1980