

This instrument prepared by  
Daniel M. Spitler  
(Name) Attorney at Law  
1970 Chandalar South Office Park  
(Address) Pelham, Alabama 35124



This Form furnished by  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

304

STATE OF ALABAMA }  
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy Four Thousand and no/100 (\$74,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Donald E. McGovern and wife, Judith P. McGovern

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

James Corbitt Chandler and wife, Deborah C. Chandler

(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 21, in Block 1, according to the Survey of Awtrey and Scott Addition to Altadena South, as recorded in Map Book 5, Page 121, and amended Map recorded in Map Book 5, Page 123, in the Probate Office of Shelby County, Alabama.  
Subject to easements and restrictions of record.  
Mineral and mining rights excepted.

\$59,200.00 of the purchase price was paid from a mortgage loan closed simultaneously herewith.

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19790209000016490 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
02/09/1979 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 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 7th day of February, 1979

WITNESS:

STATE OF ALABAMA, SHELBY CO.

1979 FEB 9 AM 8:51 Seal - 1502  
1502  
1752

Donald E. McGovern (Seal)  
Judith P. McGovern (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 Donald E. McGovern and wife, Judith P. McGovern whose name 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 7th day of February, A. D., 1979

Daniel M. Spitler

[Signature]

Notary Public.