

LARRY L. HALCO
ATTORNEY AT LAW

3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209



19800519000054840 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
05/19/1980 00:00:00 FILED/CERTIFIED

(Name)

(Address)

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 eight thousand nine hundred thirty one and no/100 (38,931.00) DOLLARS and the assumption of the mortgage recorded in Real Volume 385, page 243, in the Probate Office of Shelby County, Alabama.

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

Joseph H. Romano and wife, Rita G. Romano

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

Stephen H. Strandquist and Judith A. Strandquist

(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 103, according to the map and survey of Southern Pines, Second Sector, as recorded in Map Book 7, Page 12, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1980.

Subject to building lines, easements and right-of-way of record.

BOOK .326 PAGE 434

By acceptance of this deed, grantees agree to assume the debt secured by the above mortgage.

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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (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 ~~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 15th day of May, 19 80.

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1980 MAY 19 AM 9:02 (Seal)
Thomas G. Strickland, Jr. (Seal)
JUDGE OF PROBATE (Seal)

Joseph H. Romano (Seal)
JOSEPH H. ROMANO
Rita G. Romano (Seal)
RITA G. ROMANO (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 39.00
Rec. 1.50
Ind. 1.00
41.50

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Joseph H. Romano and wife, Rita G. Romano

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 15th day of May, A. D. 1980

Larry L. Halcomb Notary Public

Larry L. Halcomb

Larry L. Halcomb
Notary Public
1980