

This instrument was prepared by

FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

WARRANTY DEED. JOINTLY FOR LIFE WITH REMAINDER TO SUPVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ELEVEN THOUSAND ONE HUNDRED TWENTY EIGHT AND 63/100 (\$11,128.63) AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE, DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Peter J. Romanotto and wife, Mary K. Romanotto (herein referred to as grantors) do grant, bargain, sell and convey unto

Ralph B. Carrigan and wife, Wanda A. Carrigan

(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 5, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Engel Mortgage Company, Inc., as recorded in Mortgage Book 389, Page 88, and assigned to Washington Federal Savings and Loan Association by instrument recorded in Misc. Vol. 32, Page 923, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 328 PAGE 201

1980 AUG 29 AM 8:34

Disced 11:30
Recd 1:30
Jud 1:30

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 24th day of July, 19 80.

WITNESS:

_____(Seal)
_____(Seal)
_____(Seal)

Peter J. Romanotto (Seal)
Peter J. Romanotto
Mary K. Romanotto (Seal)
Mary K. Romanotto (Seal)

STATE OF MICHIGAN
Ottawa COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter J. Romanotto and wife, Mary K. Romanotto whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, being informed of the contents of the conveyance they executed the same voluntarily on the day the same was date.

Given under my hand and official seal this 24 day of July A. D., 19 80.

R. B. Carrigan