

E. STEPHEN GRIFFIS, Attorney at Law

3700 Vestavia Office Park, Birmingham, AL 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

equity of this residence is \$20,000

State of Alabama

COUNTY

Know All Men By These Presents,

That in consideration of Ten and No/100 (\$10.00) Dollars and other valuable consideration,

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

KAREN R. STANFA

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

RONALD L. STANFA AND WIFE, KAREN R. STANFA

(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 43, according to the Survey of Shadow Brook, as recorded in Map Book 6, Page 102, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1981.

Subject to restrictions, easements, building lines and permits of records.



19810127000009400 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
01/27/1981 00:00:00 FILED/CERTIFIED

BOOK 330 PAGE 871

STATE OF ALA. SHELBY CO.
I HEREBY THIS
DOCUMENT WAS FILED

1981 JAN 27 AM 9:06

J. Thomas A. Shumaker, Jr.
JUDGE OF PROBATE

Deed Tax 23.00
Rec. 1.50
Sub. 1.25
23.50

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 ~~do~~ do, for myself ~~(SUCCESSORS)~~ and for my ~~(COO)~~ 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~~ are free from all encumbrances:

that I ~~(we)~~ have a good right to sell and convey the same as aforesaid; that I ~~(we)~~ will and my ~~(COO)~~ 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, I have hereunto set my hand and seal, this 15th day of January, 1981.

WITNESS:

Steve H. Griffin

Karen R. Stanfa
KAREN R. STANFA

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, Victoria M. Holmes, a Notary Public in and for said County, in said State, hereby certify that Karen R. Stanfa whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this

15th day of January, 1981
Victoria M. Holmes

Notary Public

My Commission Expires Aug. 13, 1984