

This instrument is prepared by

238

(Name) Kenneth D. Wallis, Attorney at Law

Suite 107 Colonial Center

(Address) 1009 Montgomery Hwy., South

Vestavia Hills, Alabama 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY}

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Eight Thousand Nine Hundred Seventy & 28/100---DOLLARS (\$88,970.28)

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

Richard F. Snelling and wife, Patricia A. Snelling

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

Jerry Burgener and Vickie Burgener

19811209000130100 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
12/09/1981 00:00:00 FILED/CERTIFIED

(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 2-A, Block 2, according to the resurvey and subdivision of Lots 1 and 2, Block 2, according to the map of Selkirk, as recorded in Map Book 7, page 131, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current Year Ad Valorem taxes.

The above recited consideration includes the assumption of that certain mortgage given by the grantors to Charter Mortgage Company as recorded in Vol. 412, page 111 and having a current principal balance of \$78,797.28.

BOOK
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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 4th

day of December, 19 81.

WITNESS:

151 12-9 11-10-28

Rec 150
(Seal) 100

(Seal) 1300

Richard F. Snelling

Patricia A. Snelling

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard F. Snelling and wife, Patricia A. Snelling, 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 4th day of December A. D., 19 81

Charles P. Bell, Notary Public

My Commission Expires May 26, 1982