

This instrument prepared by

(Name) LARRY L. HALCOMB

ATTORNEY AT LAW

(Address) 8512 OLD MONTGOMERY HIGHWAY
HOMewood, ALABAMA 35208

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty five thousand and no/100 (\$25,000.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 408, page 01, 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,

John R. Boleslawski and wife, Marie E. Boleslawski

(herein referred to as grantors) do grant, bargain, sell and convey unto Cecil W. Carder and Dianne G. Carder

(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 11-A, according to the Survey of Homestead, Third Sector, as recorded in Map Book 6, Page 118, in the Office of the Judge of Probate of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1982.

Subject to restrictions, easements, building lines and agreements of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

\$ 22,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ~~we~~ (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 1st day of February, 19 82

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 FEB -3 AM 9:08

Thomas A. [Signature]
JUDGE OF PROBATE

Deed tax - 3.00
Stamps - 1.50
Ind. - 1.00
5.50

See MTA 418-185

John R. Boleslawski (Seal)
JOHN R. BOLESLAWSKI

Marie E. Boleslawski (Seal)
MARIE E. BOLESLAWSKI

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that John R. Boleslawski and wife, Marie E. Boleslawski 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 1st day of February, A. D. 19 82

[Signature]
Notary Public

My Commission Expires 1/23/85