

This instrument was prepared by

382
910-2967

(Name) (LP) Randolph H. Schneider, Attorney at Law

SEND TAX NOTICE:

(Address) P. O. Box 724386, Atlanta, GA 30339

J. Louis Blanco
1824 Chandamont Circle
Pelham, AL 35124

Form 1-1-8 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 and other good and valuable considerations (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terry W. Wilshear and wife, Judy P. Wilshear

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

JOSE LOUIS BLANCO and wife, MARTY B. BLANCO

(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 54, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, page 106, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

BOOK 345 PAGE 591

As part of the consideration herein the grantees herein agree to assume and pay the unpaid balance of that certain mortgage in favor of Jefferson Federal Savings and Loan dated May 11, 1979, and recorded in Mortgage Book 391, Page 576 in the Probate Office of Shelby County, Alabama.

Sales price of the property is exactly \$78,500.00 of which \$54,612.67 is represented by the assumption of the hereinabove described mortgage loan.

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 ~~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 X (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 15 day of November, 1982.

WITNESS:

James M. Burger (Seal)

Terry W. Wilshear (Seal)

Judy P. Wilshear (Seal)

seed tax 24.00
Rec. 1.50
Inst. 00
26.50

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

1983 MAR -9 AM 10 21

STATE OF ALABAMA

Jefferson COUNTY Judge of Probate

General Acknowledgment

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that Terry W. Wilshear and wife, Judy P. Wilshear 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 have executed the same voluntarily

PORTERFIELD SCHOOL BRIDGEMONT

GIVEN under my hand and official seal this 15th day of November, A. D., 1982

POST OFFICE BOX

BIRMINGHAM, AL PORTERFIELD, SCHOLL, BA

Notary Public.

MIMS & HARRIS, P.A.