

This instrument was prepared by

363

(Name) Doris T. Trimm

(Address) 1900 Indian Lake Drive Birmingham, Alabama 35244

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 FOURTEEN THOUSAND FIVE HUNDRED and NO/100----- DOLLARS (\$14,500.00)

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

Carl D. Montgomery & Marcia D. Montgomery

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

✓ David Michael Carder & Joan Sanders 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 19 according to the survey of Wagon Trace, Map Book 6 Page 140, Sec 13
Twnship 19S Range 2W in the office of the Judge of Probate of Shelby County
Alabama

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

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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 26 day of July, 1983.

WITNESS:

Deed TAX 14.50
Dec 1.50
Jud 1.00
17.00
1983 AUG -5 PM 3:29
(Seal)

Carl D. Montgomery (Seal)
Carl D. Montgomery
Marcia D. Montgomery (Seal)
Marcia D. Montgomery (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carl R. Montgomery & Marcia D. Montgomery 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of July, A. D. 1983

2640 Valley Ridge Rd
Birmingham, AL 35244

Dr. M. Flair

Notary Public.