

This instrument was prepared by

(Name) DANIEL M. SPITLER

Attorney at Law

(Address) 108 Chandalar Drive

Pelham, Alabama 35124



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00)-----DOLLARS

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

William J. Muehlbauer and wife, Elizabeth Muehlbauer

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

✓ Gary R. Muehlbauer and Sandra Muehlbauer

(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 No. 14 according to map of Bridlewood Forest Subdivision recorded in Map Book 5, Page 52 in the Probate Records of Shelby County, Alabama. Also that portion of Lot 13 according to the map of Bridlewood Forest Subdivision recorded in Map Book 5, Page 52 in the Probate Records of Shelby County, Alabama, being more particularly described as follows: Begin at the northwest corner of said Lot 13, run southerly along west line 40 feet; thence in a southeasterly direction to a point on Pine Wood Lane 20.10 feet south of the northeast corner of said Lot 13; thence northerly along west line of Circle of Pine Wood Lane 20.10 feet to the northeast corner of Lot 13; thence in a northwesterly direction along north line of said Lot 13 a distance of 149.95 feet to point of beginning.

Subject to easements and restrictions of record.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Jefferson Federal Savings and Loan Association of Alabama recorded in Mortgage Book 384, Page 914 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 January, 1984

WITNESS:

Due TAX 11.00
Rec 1.50
Ind 1.00 1984 JAN -9 AM 10:05
13.50

(Seal)

William J. Muehlbauer (Seal)
WILLIAM J. MUEHLBAUER
Elizabeth Muehlbauer (Seal)
ELIZABETH MUEHLBAUER

(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 William J. Muehlbauer and wife, Elizabeth Muehlbauer 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 January, A. D. 1984

Form ALA-31

MY COMMISSION EXPIRES JUNE 24, 1986

52 Pine Wood Lane
Montevallo, AL 35115

Notary Public