

1390  
This instrument was prepared by

This Form furnished by:

(Name) Courtney H. Mason, Jr.

**Cahaba Title, Inc.**

(Address) P. O. Box 20814  
Birmingham, AL 35216

Highway 31 South at Valleydale Road  
P O Box 689  
Pelham, Alabama 35124



Policy Issuing Agent for  
Safeco Title Insurance Co.  
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

SEND TAX NOTICE TO:

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Johnny B. Gardiner  
6124 Valley Station  
Drive, Helena, AL

That in consideration of Fifteen Thousand Six Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Clifford C. Myers and Myra Myers

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

Johnny B. Gardiner and wife, Vicki M. Gardiner

(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 7, according to the Survey of Valley Station, First Sector,  
as recorded in Map Book 7, Page 47, in the Probate Office of  
Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and  
promise to pay that certain mortgage to Real Estate Financing, Inc.,  
recorded in Vol. 403, Page 915, in said Probate Office, according to  
the terms and conditions of said mortgage and the indebtedness thereby  
secured.

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

1984 MAR 28 AM 9:10

JUDGE OF PROBATE

Deed by - 1600  
150  
100  
1850

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~~ (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 22nd  
day of March, 1984

WITNESS:

(Seal)

(Seal)

(Seal)

Clifford C. Myers

Clifford C. Myers

(Seal)

(Seal)

(Seal)

Myra Myers

Myra Myers

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Clifford C. Myers and wife, Myra Myers  
whose name ~~S~~ 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 22nd day of March

A. D. 1984