



This instrument was prepared by

SEND TAX NOTICE:

(Name) William H. Halbrooks, Attorney Wayne Anderson
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(Address) Birmingham, AL 35209 Pelham, Alabama 35124

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 Seventy Nine Thousand Nine Hundred and no/100--- DOLLARS

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

F. R. DiBenedetto and wife, Dolores DiBenedetto

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

Wayne Anderson and Janis H. Anderson

(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 6 in Block 1, according to the Survey of Tahoe Timbers, First Sector, as recorded in Map Book 6, page 73, in the Probate Office of Shelby County, Alabama.

Subject to taxes, easements and restrictions of record.

\$ 75,900.00 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.

AndX (we) do for myX (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, thatX (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; thatX (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 25th day of April, 1984.

WITNESS:

STATE OF ALABAMA BY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 MAY -7 AM 8:38

Seal of Notary Public
JUDGE OF PROBATE

F. R. DiBenedetto (Seal)
Dolores DiBenedetto (Seal)

General Acknowledgment
Taxes: 4.00
Rec: 1.50
Fees: 1.00
Total: 6.50

STATE OF ALABAMA
Allegheny COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that F. R. DiBenedetto and wife, Dolores DiBenedetto whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of April, A. D. 1984.

DONALD E. ROGERS, Notary Public
Pittsburgh, Allegheny County, Pa.
My Commission Expires Mar. 11, 1989

Ala. Fed. 213 No. 2074