

1125

SEND TAX NOTICE TO:
Duane L. Cornelius
1861 Hamilton Road
Pelham, AL 35124

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Ninety-seven Thousand and no/100 Dollars (\$97,000) paid to Josef T. Prchal and Vera M. L. Prchal, husband and wife, (the "Grantors") by Duane L. Cornelius and Rebecca C. Cornelius (the "Grantees"), the receipt whereof is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey unto the 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 176, according to the Survey of Chandalar South Third Sector, as recorded in Map Book 6, page 68 in the Office of the Judge of Probate of Shelby County.

Subject To:

1. Restrictions recorded in Misc. Vol. 15, page 106, and Misc. Vol. 14, page 12 in said Probate Office.
2. Agreement to Alabama Power Co., recorded in Misc. Vol 14, page 659 in said Probate Office.
3. Right of way to Alabama Power Co. recorded in Vol. 297, page 790 in said Probate Office.

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.

Third party
mortgage of \$83,500
has been recorded
simultaneously
herewith.

Land Title

BOOK 356 PAGE 834

And said Grantors do for themselves, their executors, heirs and assigns, covenant with said Grantees, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid, and that they will, and their executors, heirs and assigns shall, warrant and defend the same to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

In witness whereof, Josef T. Prchal and Vera M. L. Prchal have hereunto set their hands and seals this 22nd day of June, 1984.

Josef T. Prchal
JOSEF T. PRCHAL

Vera M. L. Prchal
VERA M. L. PRCHAL

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Josef T. Prchal, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 1984.

Kay K. Barnes
Notary Public

AFFIX SEAL

My commission expires: Oct. 16, 1989

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Vera M. L. Prchal, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of June, 1984.

Kay K. Bains
Notary Public

AFFIX SEAL

My commission expires: 10/16/84

This instrument prepared by:

Kay K. Bains
Cabaniss, Johnston, Gardner,
Dumas & O'Neal
1900 First National-Southern
Natural Building
Birmingham, Alabama 35203
(205) 252-8800

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS CORRECT
See Mtg. 451-329
1984 JUN 28 AM 8:30

Thomas J. Bains, Jr.
JUDGE

Deed Tax 13.50
Rec. 4.50
Ind 1.00
19.00

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