

This instrument was prepared by

(Name) John T. Natter, Attorney, Pope & Natter

(Address) 2326 Highland Avenue, Birmingham, Alabama 35205

Send Tax Notice to: Louis A. Mango, Jr.
625 Cahaba Manor Lane
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine Thousand Five Hundred and 00/100 DOLLARS and the assumption of an existing mortgage

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

William R. Gregory, a single man, Paulina Gregory, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto
Louis A. Mango, Jr. and wife, Dawn T. Mango

(herein referred to as GRANTEEES) 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 56, except the Easterly 5 feet thereof, according to the Survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:

That certain mortgage from William Keith Glaze and wife, Janette Glaze, to Johnson & Associates Mortgage Co. dated August 23, 1979, and recorded in Mortgage Book 395, page 418, which was last assigned to Stockton, Whatley, Davin & Company of Alabama, Inc., in Misc. Book 43, page 884.

Current Taxes, easements, restrictions, agreements, and recordings of record.

Four Thousand Five Hundred Dollars of the above recited purchase price was paid by a purchase money mortgage signed on even date herewith.

BOOK 062 PAGE 834

1. Deed Tax	\$ 5.00	
2. Mtg. Tax	2.50	
3. Recording Fee	2.00	
4. Indexing Fee	1.00	
TOTAL		8.50

TO HAVE AND TO HOLD to the said GRANTEEES 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 X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that ~~we~~ (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; that X (we) will and ~~our~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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

day of February, 1986.

28th

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED.....(Seal)
1986 MAR -4 AM 10:14 (Seal)

William R. Gregory (Seal)
William R. Gregory
Paulina Gregory (Seal)
Paulina Gregory
.....(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, John T. Natter, a Notary Public in and for said County, in said State, hereby certify that William R. Gregory, a single man, Paulina Gregory, a single woman 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 28th day of

A. D., 19 86

return to
LAW OFFICES
FULTFORD, POPE AND NATTER
2326 HIGHLAND AVENUE
BIRMINGHAM, AL 35205

Notary Public