

This instrument was prepared by

1231

(Name) CONWILL & JUSTICE, P.C.
P.O. Box 557
(Address) Columbiana, Alabama 35051



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Forty-Six Thousand Five Hundred and no/100-----

to the undersigned grantor, **FIRST BANK OF CHILDERSBURG** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN PHILIP ZARETKI and JAMIE SUE ZARETKI

(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:**

The E $\frac{1}{2}$ of the SE $\frac{1}{2}$ of the NE $\frac{1}{2}$ of Section 21, Township 19, Range 2
East, Shelby County, Alabama.
Situated in Shelby County, Alabama.

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BOOK 065 PAGE

~~\$46,500.00 of the above described purchase price was paid from a mortgage executed simultaneously herewith.~~

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

1986 MAR 21 PM 3:50

Thomas M. Henderson, Jr.
JUDGE OF COURSE

Grantees address:
Route 1, Box 88
Vincent, Alabama 35178

1. Deed Tax \$ 46.50
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 50.00
TOTAL

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors 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, the said GRANTOR, by its President,
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of November 19 85.

FIRST BANK OF CHILDERSBURG

ATTEST:

By *Ronald E. Webster*
Ronald E. Webster - Vice President

STATE OF ALABAMA }
COUNTY OF SHELBY }

I, the undersigned authority a Notary Public in and for said County in said State, hereby certify that **Ronald E. Webster** whose name as **Vice President of First Bank of Childersburg** a corporation, 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 the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 30th day of November 19 85.

James M. Clerk
Notary Public
My Commission Expires March 19, 1988

Form ALA-33

CONWILL & JUSTICE