

This instrument was prepared by 324

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**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 688  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of SEVENTY-NINE THOUSAND AND NO/100 (\$79,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GERALD A. MEISTER, a married man and PEGGY R. MEISTER, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto BUFORD RAY BROOME and wife, DONNA G. BROOME

(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 13, according to the survey of Hunter's Glen, First Addition as recorded in Map Book 6 page 56 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- 50 foot building line as shown by recorded map.
- 10 foot easement rear, 7.5 foot easement front and west and 15 foot easement through lot as shown by recorded map.
- Right of Way granted to Alabama Power Company by instrument recorded in Volume 127 page 394 and Volume 131 page 322 in the Probate Office of Shelby County, Alabama.
- Permit granted to South Central Bell by instrument recorded in Volume 292 page 621 in the Probate Office of Shelby County, Alabama.

\$79,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

This property does not constitute the homestead of the Grantor, Gerald A. Meister, The Grantor, Gerald A. Meister, has other property that does constitute his homestead.

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 am (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 24th day of November, 1986

WITNESS:

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	4.00

*Gerald A. Meister* (Seal)  
Gerald A. Meister  
*Peggy R. Meister* (Seal)  
Peggy R. Meister (Seal)

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 DEC -3 PM 7:33

STATE OF ALABAMA }  
SHELBY COUNTY }  
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerald A. Meister, a married man and Peggy R. Meister, an unmarried 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of November, A. D. 1986

*Donald Spittle*  
Notary Public.

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