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(Name).....ATTORNEY-AT-LAW

(Address)....BIRMINGHAM, AL 35209

Form 1-1-7 Rev. 9-70

AL 35209  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama**

STATE OF ALABAMA

COUNTY OF Shelby

**KNOW ALL MEN BY THESE PRESENTS.**

That in consideration of Fifty Nine Thousand Five Hundred and no/100-----Dollars

to the undersigned grantor, Guaranty Federal Savings & Loan Association a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Roger Lee Gunn, Jr. and Denise Davis

(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

Lot 6, Block 7, according to the Survey of Bermuda Hills, Second Sector, Fourth Addition, as recorded in Map Book 9, Page 78 in the Probate Office of Shelby County, Alabama.

Subject to restrictions, easements, rights-of-way and building lines of record.

Subject to taxes for 1987.

\$58,750.00 of the purchase price hereof was paid from a mortgage loan closed simultaneously herewith.

Subject to Statutory rights of redemption rising from that certain foreclosure deed recorded in Book 71, page 355.

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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, unless otherwise noted above, 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 <sup>Sr. Vice-</sup> President, Eugene A. Byrd  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31 day of March 19 87

ATTEST: *Deed TAX 1.00*  
*Rec 2.50*  
*Ind 1.00* STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
By *[Signature]* Sr. Vice President

STATE OF Alabama }  
COUNTY OF Jefferson }

1987 APR -7 AM 10: 44

I, the undersigned JUDGE OF PROBATE a Notary Public in and for said County in said State, hereby certify that Eugene A. Byrd, whose name as Sr. Vice President of Guaranty Federal Savings & Loan Association 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 31 day of March

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**Notary Public**