

Cahaba Title, Inc.

988-5600

This instrument was prepared by: 810
(Name) Courtney H. Mason, Jr.
(Address) P. O. Box 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:
(Name) John J. O'Neill
(Address) 2505 Hamilton Circle
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND AND NO/100TH (\$82,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JOHN J. O'NEILL AND WIFE, MARGARET B. O'NEILL

(herein referred to as grantors) do grant, bargain, sell and convey unto

AMIT J. CHUDGAR AND WIFE, MINA A. CHUDGAR

(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 207, according to the Map of Chandalar South, Fifth Sector, as recorded in Map Book 6, Page 146, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 65,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

1987 MAY 11 AM 10:22

Thomas A. Schenck
JUDGE OF PROBATE

1. Prod Tax	<u>16.50</u>
2. Mig. Tax	<u> </u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>20.00</u>

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 for 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 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 21 day of March, 19 87.

WITNESS

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ILLINOIS
JAN 2 1964

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that JOHN J. O'NEILL AND WIFE, MARGARET B. O'NEILL
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 21st day of MARCH A.D., 19 87