

1523

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-6600
 Policy Issuing Agent for
 SAFECO Title Insurance Company



This instrument was prepared by

(Name) Courtney H. Mason, Jr.(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

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 Sixty Seven Thousand Nine Hundred Fifty and no/100ths (\$67,950.00)-----

to the undersigned grantor, Guaranty Federal Savings and Loan Association 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

L. David Rutledge and wife, Beverly J. Rutledge

(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.

Lot 2, in Block 7, according to Second Sector, Fourth Addition to Bermuda Hills as
 recorded in Map Book 9, page 78, in the Probate Office of Shelby County, Alabama.

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

\$61,150.00 of the above-recited purchase price was paid from a mortgage loan closed
 simultaneously herewith.

GRANTEES' ADDRESS: 1133 Bluegrass Drive, Alabaster, Alabama 35007

Conveyance subject to statutory rights of redemption rising from that certain foreclosure
 deed recorded in Real 104, page 571 dated October 17, 1986.

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

1987 JUN 18 AM 9:00

1. Dead Tax \$ 700.⁰⁰
 2. Mtg Tax 250
 3. Recording Fee 250
 4. Indexing Fee 100
 TOTAL 1050

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 con-
 tingent 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 encum-
 brances,

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 ~~XXXXXX~~ Executor Vice President, Secretary
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of June 19 87

ATTEST:

Guaranty Federal Savings and Loan
 Association

By R.L. Foushee, Executive Vice President, Secretary
~~XXXXXX~~

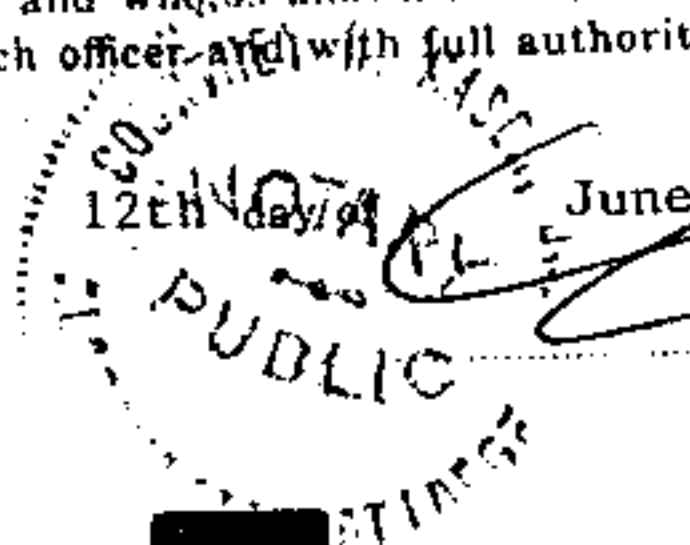
STATE OF Alabama
COUNTY OF Shelby

I, the undersigned
 State, hereby certify that R.L. Foushee, Executive Vice President, Secretary
 whose name as ~~XXXXXX~~ President of Guaranty Federal Savings and 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

Form ALA-33

MY COMMISSION EXPIRES: 3/10/91



Notary Public