

This instrument was prepared by

GRANTEES ADDRESS: 1021 Bluegrass Drive  
Alabaster, AL 35007

(Name) **DOUGLAS ROGERS**

(Address) **ATTORNEY AT LAW**  
**1920 MAYFAIR DRIVE**

**BIRMINGHAM, AL 35208**

Form 1-1-7 Rev. 8-70

**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 **Sixty Seven Thousand Nine Hundred Fifty 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 GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

**Gary C. Pearson and Nancy D. Pearson**

(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 9, 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.

**\$64,600.00** of the purchase price hereof was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 152 PAGE 718

1. Deed Tax \$ **3.50**  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee **2.50**  
4. Indexing Fee **1.00**  
TOTAL **7.00**

**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, 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 Vice President, Cecil A. Turnipseed**  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the **18** day of **September** **1987**

**GUARANTY FEDERAL SAVINGS & LOAN  
ASSOCIATION**

ATTEST:

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

By **Cecil A. Turnipseed**  
Vice President

**STATE OF ALABAMA**  
**COUNTY OF JEFFERSON**

**1987 SEP 25 AM 10:04**

I, the undersigned **CLERK OF PROBATE**  
State, hereby certify that **Cecil A. Turnipseed**  
whose name as **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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the **18** day of **September** **1987**

**J. Douglas Rogers**  
Notary Public