



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

SEND TAX NOTICE TO:
ROBERT P. ERWIN
489 Hillandell Drive
Birmingham, AL 35244

This instrument was prepared by

(Name) CLAIBORNE P. SEIER
2100 SOUTHBRIDGE PKWY, BHAM, AL 35209
(Address)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of ONE HUNDRED FIFTY SIX THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
GEORGE SHAW, MARRIED

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

ROBERT P. ERWIN AND WIFE ERNESTINE W. ERWIN

(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 5, Block 3, according to the map and survey of Havenwood Park, Second Sector as recorded in Map Book 10, Page 47, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.
Subject to easements and restrictions of record.
Subject to taxes for 1988 and thereafter.

\$60,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR, GEORGE SHAW

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, I have hereunto set my hand(s) and seal(s), this 6 day of November, 1987

WITNESS:

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

(Seal)

George Shaw
GEORGE SHAW

(Seal)

1. Deed Tax \$ 96.50 1987 NOV 16 PM 12: 23
2. Mtg. Tax _____ (Seal)
3. Recording Fee 2.50 Thomas A. Snowdend Jr. (Seal)
4. Indexing Fee 1.00 JUDGE OF PROBATE

TOTAL 100.00
STATE OF ALABAMA }
JEFFERSON COUNTY }
THE UNDERSIGNED

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that GEORGE SHAW, A MARRIED MAN whose name HE 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6 day of NOVEMBER, A. D., 1987

Carol C. Thayer
Notary Public.