

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) STONE, PATTON, KIERCE & KINCAID
(Address) 118 North 18th Street
Bessemer, AL 35020

Send Tax Notice to:

(Name) _____
(Address) _____

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 SIX THOUSAND SEVEN HUNDRED AND NO/100 (\$86,700.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LEE S. SPEIR and husband, CHARLES A. SPEIR,

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

MAURICE NOLEN BUNN and DENE C. BUNN

(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 7, according to the map and survey of Shelby Shores, as recorded in Map Book 4, Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT to Ad Valorem Taxes for the year 1988 which constitutes a lien but are not due and payable until October 1, 1988; Agreement concerning Well of record in Deed Book 254, Page 783; Restrictions of record in Deed Book 223, page 9; Right-of-Way, Flood Easement to Alabama Power Company and Lis Pendens of record; Rights acquired by Alabama Power Company in Deed Book 253, page 91 of record and Riparian and other rights created by the fact that subject property fronts on Coosa River.

\$45,000.00 of the above recited consideration was furnished to grantees through a loan from First Federal Savings and Loan Association of Bessemer secured by mortgage of said real estate executed simultaneously with the delivery of this deed.

1. Deed Tax \$ 42.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 45.50

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 25th day of November, 19 87

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

1987 DEC -1 AM 8:03

Thomas A. Shewell, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lee S. Speir and husband, Charles A. Speir 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 25th day of November A.D., 19 87

1-10-88

Connie D. Wendrich

Notary Public

My Commission Expires: