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This instrument was prepared by:

(Name) William H. Halbrooks, Attorney
(Address) Suite 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice to: Frank Carl Zondlo

(Name) Frank Carl Zondlo
(Address) 357 Indian Trail Road
Helena, AL 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

JEFFERSON

COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Three Hundred Fifty Eight Thousand Eight Hundred Thirty & no/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Samuel Saia and wife, Frances Saia
(herein referred to as grantors) do grant, bargain, sell and convey unto
Frank Carl Zondlo and Luz Zondlo

(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, in Block 6, in Indian Springs Ranch, being a subdivision of a part of the N 1/2 of SE 1/4 and the SE 1/4 of SE 1/4 of Section 29, a part of the SW 1/4 of SW 1/4 of Section 28, a part of the E 1/2 of the NE 1/4 of Section 32, and a part of the W 1/2 of NW 1/4 of Section 33, All in Township 19 South, Range 2 West, Shelby County, Alabama, according to the plat thereof prepared by A. A. Winters, Registered Surveyor and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958, in Map Record 4, page 29.

Subject to taxes, easements and restrictions of record.

\$322,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 36.00
2. Mtg. Tax
3. Recording Fee 2.50
Indexing Fee 1.00
39.50

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 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 1st day of December, 1987.

WITNESS

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

(Seal)

1987 DEC -4 PM 1:06

(Seal)

(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

JEFFERSON

COUNTY

} **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Samuel Saia and Frances Saia 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 4 day of December, 1987

4 21 88

Wm. Halbrooks