

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) P. O. Box 360187
Birmingham, Alabama 35236-0187

754

Send Tax Notice to:
(Name) Robert A. Angus
(Address) 1137 Delwood Place
Birmingham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY FIVE THOUSAND AND NO/100TH (\$55,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LES H. ALHADEFF AND WIFE, DEBORAH E. ALHADEFF

(herein referred to as grantors) do grant, bargain, sell and convey unto ROBERT A. ANGUS AND WIFE, KATHLEEN J. ANGUS

(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 19, according to the survey of Valdawood, as recorded in Map Book 8 page 6 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

BOOK 167 PAGE 153

1. Deed Tax \$ 55.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 58.50

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 8th day of January, 19 88

WITNESS

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

88 JAN 13 AM 9:34

STATE OF ALABAMA
OFFICE OF PROBATE

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that LES H. ALHADEFF AND WIFE, DEBORAH E. ALHADEFF whose name 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 8TH day of JANUARY A.D., 19 88

3/10/91

Notary Public