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This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

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 FOUR THOUSAND & 00/100---- (\$54,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Sandra Lee Kuhnle, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Robert A. Auer and wife, Deborah J. Auer (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 173 PAGE 508

Lot 21, Block 5, according to the survey of Oak Mountain Estates, Sixth Sector as recorded in Map Book 5, Page 102, in the Office of Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$53,768.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 529 Canterbury Road, Pelham, Alabama 35124  
Sandra Lee Kuhnle is the surviving Grantee of that certain deed as recorded in Deed Book 327, Page 852, the other Grantee, Glenn C. Hiramoto, having died on or about the 14th day of February, 1982.

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 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 stated 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 and seal, this 29th day of February, 1988.

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 MAR -2 AM 11:33

*Sandra Lee Kuhnle*  
Sandra Lee Kuhnle

(SEAL)

Deed Tax 50  
Rec 250  
and 100  
400

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Sandra Lee Kuhnle, a single individual whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of February A.D., 1988

*[Signature]*  
Notary Public

My Commission Expires March 10, 1991