

562

GRANTEE ADDRESS:  
1153 Winterhaven Drive  
Alabaster, AL 35007

This instrument was prepared by

DOUGLAS ROGERS

(Name) ATTORNEY AT LAW

1920 MAYFAIR DRIVE

(Address) BIRMINGHAM, AL 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty One Thousand Nine Hundred Fifty and no/100--Dollars

to the undersigned grantor, Guaranty Federal Savings & Loan Association a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Charles T. Brown and Donna F. Brown

(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

Lot 14, Block 5, according to the Survey of Bermuda Hills, Second Sector,  
Second Addition, as recorded in Map Book 9, Page 29 in the Probate Office  
of Shelby County, Alabama.

Subject to restrictions, easements, rights-of way and building lines of  
record

Subject to taxes for 1988.

\$49,350.00 of the purchase price hereof was paid from a mortgage loan  
closed simultaneously herewith.

BOOK 174 PAGE 423

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

88 MAR -8 AM 9:52

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 3.00  
2. Mtg Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 6.50

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 of such survivor forever, together with every con-  
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said  
GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and  
its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns  
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Cecil A. Turnipseed  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26 day of February 19 88

ATTEST:

GUARANTY FEDERAL SAVINGS & LOAN  
ASSOCIATION

By *Cecil A. Turnipseed* Vice President

Secretary

STATE OF ALABAMA  
COUNTY OF Jefferson

I, the undersigned  
State, hereby certify that Cecil A. Turnipseed  
whose name as Vice President of Guaranty Federal Savings & Loan Association  
a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as  
the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 26 day of February

19 88

*J. Douglas Rogers*  
Notary Public