

This form furnished by: **Cahaba Title, Inc.**

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

Send Tax Notice to:
(Name) Bill H. Gardner
(Address) 1144 Winterhaven Drive
Guy C. Allbrook

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIVE THOUSAND AND NO/100TH (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Guy C. Allbrook and wife, Terri R. Allbrook (herein referred to as grantors) do grant, bargain, sell and convey unto Bill H. Gardner and wife, Carie M. Gardner (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 17, Block 4, according to the survey of Bermuda Hills, Second Sector, Second Addition, as recorded in Map Book 9 page 29 in the Office of the 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.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to MortgageAmerica, Inc., dated April 21, 1986 in amount of \$72,037.00, and recorded in Real 70 page 24; which said mortgage was assigned to First Federal Savings and Loan Association of South Carolina in Real 165 page 731, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 182 PAGE 309

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 MAY -2 PM 2:26

1. Deed Tax \$ 5.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.50
TOTAL 10.00

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 28th day of April, 19 88

WITNESS

(Seal)

(Seal)

(Seal)

Guy C. Allbrook (Seal)
Guy C. Allbrook
Terri R. Allbrook (Seal)
Terri R. Allbrook (Seal)

STATE OF ALABAMA }
Shelby COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Guy C. Allbrook and wife, Terri R. Allbrook 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 28th day of April A.D., 19 88

3/10/91

My Commission Expires:

Notary Public