

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valley Dale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Stephen Ellis Farley and
(Address) Cindy Leigh Golden and Durwood J. Golden and Drucilla T. Golden
4688 Wooddale Lane, Pelham, Alabama 35124

951

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

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

That in consideration of TWENTY-FIVE THOUSAND AND NO/100TH (\$25,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Daniel L. Gardner and wife, Ann G. Young

(herein referred to as grantors) do grant, bargain, sell and convey unto Stephen Ellis Farley, Cindy Leigh Golden, Durwood J. Golden and Drucilla T. Golden

(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 6, according to the survey of Chaparral, Second Sector, as recorded in Map Book 8 Page 142 in the Probate Office 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 Alliance Mortgage Company as recorded in Mortgage Book 120, Page 379, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 4688 Wooddale Lane, Pelham, Alabama 35124

BOOK 198 PAGE 954

1. Deed Tax \$ 2500
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 300
TOTAL 2050

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

88 AUG 11 AM 9:45

[Signature]
JUDGE OF PROBATE

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 August, 19 88

WITNESS

(Seal)

(Seal)

(Seal)

[Signature] (Seal)
Daniel L. Gardner
[Signature] (Seal)
Ann G. Young
[Signature] (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 Daniel L. Gardner and wife, Ann G. Young 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 August, A.D. 1988

3-10-91

Notary Commission Expires:

Notary Public