

This instrument was prepared by

(Name) James C. Pino, Attorney

(Address) P. O. Box 766, Alabaster, AL 35007

1267



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 18481 • PHONE (205)-328-8020

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand and No/100th (\$11,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John Toole and wife, Brenda Q. Toole

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles McDonald and wife, Dee McDonald

(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 42, according to the survey of Deer Springs Estates, Third Addition, as recorded in Map Book 6, page 5, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to all existing easements, taxes and restrictions of record.

Grantee's Address: P.O. Box 1062
Alabaster, AL 35007

BOOK 222 PAGE 946

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

89 JAN 19 AM 8:34

Judge of Probate

1. Doc. Tax \$ 11.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 14.50

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 contingent remainder and right of reversion.

And K(we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~my~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(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, we have hereunto set our hand(s) and seal(s), this 12th day of December, 19 88

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

John Toole (Seal)
JOHN TOOLE
Brenda Q. Toole (Seal)
BRENDA Q. TOOLE
..... (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that John Toole and wife, Brenda Q. Toole 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 12th day of December, A. D., 19 88

James C. Pino
Notary Public.