

This instrument was prepared by:
(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Thomas J. Ansley
(Address) 1244 MacQueen Drive
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-THREE THOUSAND NINE HUNDRED AND NO/100 (\$73,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM P. KARIGAN, an unmarried man and DIANNA M. KARIGAN, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto

THOMAS J. ANSLEY and wife, BETTY A. ANSLEY

(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 54, according to the Survey of Brandywine, Second Sector, as recorded in Map Book 7 page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from MacQueen Drive as shown by plat.
Public utility easements as shown by recorded plat, including an easement on rear of 10 feet.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21 page 759 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 216 page 608 and Deed Book 239 page 915 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 309 page 394 in Probate Office of Shelby County, Alabama.

Easement to South Central Bell as shown in Deed Book 307 page 661 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$73,386.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

225 PAGE 825

BOOK 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 19th day of January, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

William P. Karigan (Seal)
Dianna M. Karigan (Seal)
Dianna M. Karigan (Seal)

STATE OF ALABAMA

COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William P. Karigan, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18th day of January A.D., 19 89

MY COMMISSION EXPIRES:
JULY 21, 1992

Joy D. Bryant
Notary Public

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Diana M. Karigan, an unmarried woman 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 19th day of January, 1989.

2/25/91
My Commission Expires

Reynold A. Fisher
Notary Public

BOOK 225 PAGE 326

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
89 FEB -8 PM 4:13

Thomas A. Inman, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>4.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>7.00</u>