

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:  
(Name) Courtney H. Mason, JR. <sup>1502</sup>  
(Address) PO Box 360187  
Birmingham, AL 35236-0187

Send Tax Notice to:  
(Name) Theodore Mastrandonas  
(Address) 643 Crosscreek Trail  
Pelham, AL 35124

**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 five thousand and NO/100ths (\$75,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Carnell L. Allen

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

Theodore Mastrandonas and wife, Kay L. Mastrandonas

(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 3, in Block 4, according to the Survey of Cahaba Valley Estates, Seventh Sector, as recorded in Map Book 6 page 82, 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.

\$56,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 236 PAGE 138

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, I have hereunto set my hand(s) and seal(s), this 21st day of April, 19 89

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Carnell L. Allen  
By: Laura C. Foshee, Attorney-in-Fact  
Carnell L. Allen By and Through Her  
Attorney-In-Fact, Laura C. Foshee  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

COUNTY }

General Acknowledgment

*NOTARY ON BACK*

I, \_\_\_\_\_, a Notary Public in and for said County, in said State, hereby certify that \_\_\_\_\_ whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 19 \_\_\_\_\_

State of Alabama )

County of Shelby )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Laura C. Foshee, whose name as Attorney in Fact for Carnell L. Allen, 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, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 21ST DAY OF APRIL, 1989.

*[Signature]*  
\_\_\_\_\_  
Notary Public

My Commission Expires: 3/10/91

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

89 APR 27 PM 12:40

*[Signature]*  
JUDGE OF PROBATE

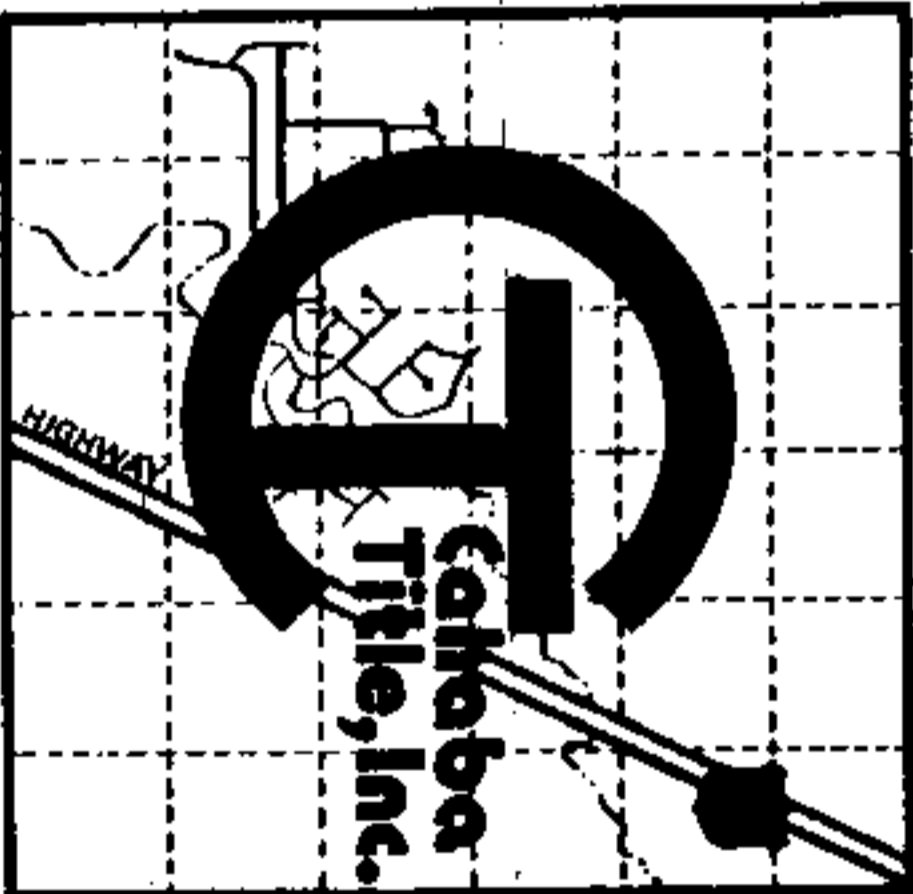
1. Good Tax \$ 19.00  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 5.00  
4. Indexing Fee 2.00  
TOTAL 26.00

BOOK 236 PAGE 139

Return to:

TO

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
(205) 833-1571