

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P. O. BOX 19481 • PHONE (205) 328-8026
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

798

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Sixty five thousand and NO/100ths (\$65,000.00)

to the undersigned grantor, Crestwood Realty, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Jerry F. Esslinger, Jr. and Jacqueline Ann Shivers - single individuals

(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 55, Chanda Terrace Third Sector, as recorded in Map Book 10 page 97 as recorded in the Judge of 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.

\$63,318.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 2593 North Chandalar Lane, Pelham, Alabama 35124

BOOK 237 PAGE 980

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

89 MAY 10 PM 2:28

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 200
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 200
TOTAL \$ 650

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, B. J. Jackson who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of May 19 89

ATTEST:

Secretary

Crestwood Realty, Inc.
By: B. J. Jackson President
BY: B. J. Jackson

STATE OF Alabama }
COUNTY OF Shelby }

I, the undersigned a Notary Public in and for said County in said State, hereby certify that B. J. Jackson whose name as President of Crestwood Realty, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 5th day of May 1989

Form ALA-33

Notary Public

My Commission Expires March 10, 1991