

This form furnished by:

Cahaba Title, Inc.

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

Send Tax Notice to:
(Name) Mr. and Mrs. Bryan L. Luquire
(Address) 1014 3rd Avenue NW
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND THREE HUNDRED SIXTY & NO/100 (\$14,360.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

C. GIFFORD BRIDENBAUGH and wife, SANDRA BRIDENBAUGH

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

BRYAN L. LUQUIRE and wife, SANDRA LUQUIRE

(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 2, in Block 3, of the Resurvey of Farris-Smith Subdivision, as shown by map recorded in Map Book 4 page 60 in the Probate Office of Shelby County, Alabama, the same being located in the SW 1/4 of SW 1/4 of Section 35, Township 20 South, Range 3 West, Shelby County, Alabama.

SUBJECT TO:

30 foot building setback line from 7th Avenue as shown by recorded map.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 131 page 141; Deed Book 179 page 89; Deed Book 131 page 142; Deed Book 179 page 75; Deed Book 209 page 706 and Deed Book 212 page 118 in Probate Office of Shelby County, Alabama.

Restrictions appearing of record in Deed Book 165 page 518.

Right of way in favor of Alabama Power Company and Southern Bell Telephone &

Telegraph Company by instrument recorded in Deed Book 167 page 137 and Deed Book 209 page 251.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Real Estate Financing, Inc. recorded in Mortgage Book 382 page 487 and transferred and assigned to Federal National Mortgage Association by instrument recorded in Misc. Book 27 page 440, Shelby County, Alabama according to the terms and conditions of said mortgage and the indebtedness thereby secured.

1. Deed Tax \$ 14.50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 2.00

TOTAL 19.00

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 6th day of June, 19 89

WITNESS

NOTARY PUBLIC
I CERTIFY THAT
INSTRUMENT WAS
FILED FOR RECORD

89 JUN 14 AM 9:20 (Seal)

Judge of Probate (Seal)

C. Gifford Bridenbaugh (Seal)
Sandra Bridenbaugh (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 C. Gifford Bridenbaugh and wife, Sandra Bridenbaugh 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 6th day of June A.D., 19 89

1/25/90

My Commission Expires:

[Signature]
Notary Public