

This form furnished by:

²³⁶
Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Riverchase Office
(205) 988-5600

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. Michael P. Torquato
(Address) 1922 Chandalar Court
Pelham, Alabama 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 FORTY-FOUR THOUSAND AND NO/100 (\$44,000.00) ----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

NEAL P. LAMBERT, an unmarried woman

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

MICHAEL P. TORQUATO and wife, JUDITH A. TORQUATO

(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, Unit "B", according to the Survey of Chandalar Town Homes, 2nd Phase, as
recorded in Map Book 7 page 166, in the Office of the Judge of Probate of Shelby
County, Alabama.

SUBJECT TO:

Restrictions appearing of record in Misc. Volume 6, page 804 in the Probate Office
of Shelby County, Alabama.

Right of Way to Alabama Power Company as recorded in Volume 287 page 506 in the
Probate Office of Shelby County, Alabama.

\$35,200.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 9.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
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 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 30th
day of June, 19 89.

WITNESS

 (Seal)

 (Seal)

89 JUL 10 AM 10:52 (Seal)

Neal P. Lambert (Seal)
Neal P. Lambert

 (Seal)

 (Seal)

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Neal P. Lambert, 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 30th day of June A.D., 19 89