

This instrument was prepared by:
Daniel M. Spiller
108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
Robert C. Anderson
1780 Indian Hill Road
Pelham, Alabama 35124

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Ninety Thousand Five Hundred and 00/100'S *** Dollars (90,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John L. Blakney, a married man,, and Joni F. Blakney, his wife
(hereinafter referred to as Grantor), do grant, bargain, sell and convey unto
Robert C. Anderson, a married man,, and Laurie Ann J. Anderson, his wife

(hereinafter referred to as Grantee), for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Chaparral, First Sector, Phase II, as recorded in Map Book 8 page 114 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all easements and restrictions of record.
Mineral and mining rights excepted if not owned by Grantor.

\$88,749.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEE, 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 each survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 stated 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 said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 29th day of March, 1990.

John L. Blakney (Seal)
John L. Blakney
Joni F. Blakney (Seal)
Joni F. Blakney

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

90 APR -3 AM 10: 25

Thomas W. Anderson
JUDGE OF PROBATE

STATE OF ALABAMA)
SHELBY COUNTY)
General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Blakney, a married man,, and Joni F. Blakney, his wife whose names are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day that, being informed of the conveyance, they have executed the same voluntarily on the day the same bears date.
Given under my hand and official seal, this 29th day of March, 1990.

Donna A. Spiller
NOTARY PUBLIC

1. Deed Tax	\$ 2.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 8.50

BOOK 285 PAGE 356