

This instrument was prepared by

1902

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

C O R R E C T E D

1263

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY SIX THOUSAND & NO/100— (\$146,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Peter T. Falkner and wife, Janet L. Falkner (herein referred to as grantors), do grant, bargain, sell and convey unto Gloria J. Cockerham and husband, James A. Cockerham (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 48, Block 1, according to the Map and Survey of First Addition to Selkirk, a Subdivision of Inverness, Phase IV, as recorded in Map Book 7, Page 149, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$131,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2937 Coatbridge Lane, Birmingham, Alabama 35243

THIS DEED IS BEING-RECORDED TO CORRECT A TYPE-O IN THE LOT NUMBER OF THE LEGAL DESCRIPTION.

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 I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 26th day of March, 1990.

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

90 MAR 29 AM 10:24

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY COUNTY

1. Deed Tax	\$ 15.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 21.50
Total	\$ 44.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peter T. Falkner and wife, Janet L. Falkner whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of March A.D. 1990

Notary Public

My Commission Expires March 10, 1991

1. Deed Tax	\$ 15.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00 (SEAL)
6. Certified Fee	\$ 21.50
Total	\$ 44.50

Peter T. Falkner
Janet L. Falkner (SEAL)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 APR 18 PM 2:14
JUDGE OF PROBATE