

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205)833-1571  
FAX 833-1577

Riverchase Office  
(205)988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Jon F. Kral  
(Address) 617 Cherokee Circle  
Birmingham, Alabama 35242

**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 SEVENTEEN THOUSAND AND NO/100ths (\$117,000.00) - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Melvin Brunner and wife, Annie C. Brunner

(herein referred to as grantors) do grant, bargain, sell and convey unto Jon F. Kral and wife, Vicki W. Kral

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 57, according to Map and Survey of Broken Bow, 1st Addition, 2nd Phase, as recorded in Map Book 8, Page 139, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$111,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 289 PAGE 570

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.

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 26<sup>th</sup> day of April, 19 90

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Melvin Brunner (Seal)  
Melvin Brunner  
Annie C. Brunner (Seal)  
Annie C. Brunner (Seal)

STATE OF ~~MISSISSIPPI~~

COUNTY

General Acknowledgment

**NOTARY ON BACK**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Annie C. Brunner, a married 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 26<sup>th</sup> day of April A.D., 19 90

H.W. Callahan  
Notary Public, Fulton County, Georgia  
Commission Expires May 11, 1993

State of Alabama )

County of Shelby )

I, the undersigned, hereby certify that Melvin Brunner, a married man, 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 THIS 27 day of April, 1990.

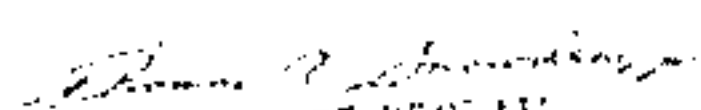
  
Notary Public

My Commission Expires:

3-10-91

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

90 MAY -2 PH 3:00

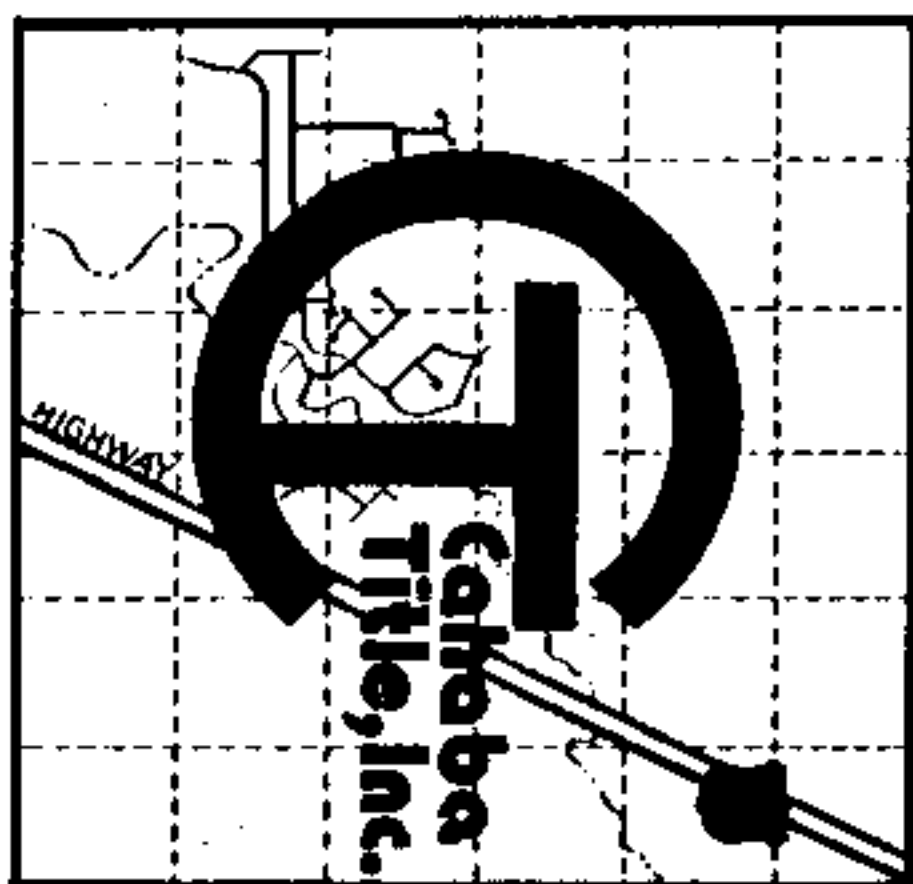
  
JUDGE OF PROBATE

1. Deed Tax	\$ 6.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 5.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 15.00

Return to:

TO

**WARRANTY DEED**  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



Recording Fee \$

Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205)988-5600 FAX 988-5905

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

Phone (205)833-1571 FAX 833-1577

1123 PAGE 571  
289  
BOOK