

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Karl Lee Compton

(Address) 2209 Harris Drive

Birmingham, Alabama 35242

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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 FORTY FOUR THOUSAND FIVE HUNDRED AND NO/100ths (\$44,500.00) - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Steven Schencker and wife, Patricia Schencker and Anida Schencker, a single individual (herein referred to as grantors) do grant, bargain, sell and convey unto

Karl Lee Compton and wife, Kamie R. Compton

(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:

A parcel of land located in the Southeast 1/4 of the Northwest 1/4 of Section 16, Township 19 South, Range 1 West, Shelby County, Alabama, and more particularly described as follows: Commence at the southwest corner of said 1/4-1/4 section and run East 663.92 feet; thence turn 50 degrees, 28 minutes left for a distance of 105.0 feet; thence turn left 112 degrees, 28 minutes for a distance of 292.4 feet to the point of beginning; thence turn right 115 degrees, 37 minutes for a distance of 264.0 feet; thence turn left 108 degrees, 42 minutes, 35 seconds and run northwest 239.16 feet; thence turn left 113 degrees, 52 minutes for a distance of 210 feet; thence turn left 26 degrees, 06 minutes, 34 seconds for a distance of 90.23 feet to the point of beginning.

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

\$44,789.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

90 MAY -4 PM 12:16

NO TAX COLLECTED

1. Deed Tax	\$
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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.

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 2nd day of May, 19 90.

WITNESS

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

Steven Schencker (Seal)  
Patricia Schencker (Seal)  
Patricia Schencker (Seal)  
Anida Schencker (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 Steven Schencker and wife, Patricia Schencker and Anida Schencker, a single individual whose name s 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 are executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May A.D., 19 90

My Commission Expires October 23, 1993

Richard D. Wink