

Send tax notice to: Donald J. Mosier
3054 Old Stone Drive
Birmingham, Alabama 35243

This instrument was prepared by
(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW

(Address) **3512 OLD MONTGOMERY HIGHWAY**
HOMWOOD, ALABAMA 36613 **WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF Shelby } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thirty Nine Thousand & no/100 (\$139,000.00)

to the undersigned grantor, **M.L.R. Properties, Inc.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Donald J. Mosier & Vivian Adele Mosier

(herein referred to as GRANTEEES) 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: (ML)**

Lot 20A, according to / a Resurvey of Lots 16 through 22, Block 1, Town of Adam Brown, as recorded in Map Book 14, page 36 in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1991.

Subject to 30 foot Rear set back line as shown by recorded Map.

Subject to 20 foot Sanitary Sewer Easement on Rear as shown by recorded Map.

Subject to 20 foot Driveway Easement on front as shown by recorded Map.

Subject to Agreement with Alabama Power Company as recorded in Misc. Volume 37, page 483 in the Probate Office of Shelby County, Alabama.

Subject to restrictions appearing of record in Misc. Volume 37, page 482, in the Probate Office of Shelby County, Alabama.

Subject to Right of Way to Alabama Power Company as recorded in Volume 329, page 308 in the Probate Office of Shelby County, Alabama.

Subject to Right of Way to South Central Bell as recorded in Volume 333, page 39 in the Probate Office of Shelby County, Alabama.

\$111,200.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

1	Deed Tax	28.00
2	Reg. Fee	3.50
3	Recording Fee	3.00
4	Notary Fee	1.00
5	Other	0.00
Total		35.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

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JUDGE OF PROBATE

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its *ve* President, *Meredith Lemance* who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of June 1991

ATTEST:

M.L.R. Properties, Inc.

By *Meredith Lemance* Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, **Larry L. Halcomb**
State, hereby certify that *Meredith Lemance*
whose name as *Vice* President of **M.L.R. Properties, Inc.**
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 28th day of

June

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Larry L. Halcomb

Notary Public