

This instrument was prepared by

MASON & FITZPATRICK, P.C.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

1241

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 EIGHTEEN THOUSAND FIVE HUNDRED & NO/100— (\$118,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gilbert M. Roberts, Jr. and wife, Karen D. Roberts (herein referred to as grantors), do grant, bargain, sell and convey unto Marty Lee Sommerfeld and Lori Ann Sommerfeld (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 right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, in Block 2, according to the Map and Survey of Broken Bow Subdivision, as recorded in Map Book 7, Page 145, in the Probate Office of Shelby County, Alabama.

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

\$106,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5316 South Broken Bow Drive Birmingham, Alabama 35242

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 3rd day of July, 1991.

1. Notary Fee 12.00
2. State Fee 25.00
3. Recording Fee 35.00
4. Notary Seal 1.00
5. Commission Fee 1.00
Total 84.00

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

91 JUL 18 PM 1:30

JUDGE OF PROBATE

Gilbert M. Roberts, Jr. (SEAL)
Karen D. Roberts (SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gilbert M. Roberts, Jr. and wife, Karen D. Roberts 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 3rd day of July A.D., 1991

Richard D. Mink
Notary Public