

3242

WARRANTY DEED (JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR)

STATE OF ALABAMA, SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of FOURTEEN THOUSAND FIVE HUNDRED (\$14,500.00) DOLLARS to the undersigned GRANTOR OR GRANTORS, in hand paid by the GRANTEE(S) herein the receipt whereof is hereby acknowledged, I/we, the undersigned LESTER C. WYATT, A married Man

(herein referred to as grantors) do grant, bargain, sell and convey unto RODNEY DEFALCO, a married man, and wife, TIFONI P. DEFALCO, a married woman (herein referred to as after called Grantee(s) 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 3, according to the Survey of Thompson Plantation, recorded in Map Book 11, page 53, in the Probate Office of Shelby County, Alabama

SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

THE ABOVE DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR HEREIN TO HAVE AND TO HOLD to said GRANTEE 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 the said GRANTEE(S), 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 said GRANTEE(S), their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal(s), this 15th day of July, 1991.

William E. Switek
Witness

Lester C. Wyatt (Seal)
LESTER C. WYATT

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

91 AUG -2 PM 2:20
INSTRUMENT WAS FILED

91 AUG -2 PM 2:20

91 AUG 15 PM 12:54

JUDGE OF PROBATE

JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LESTER C. WYATT whose name is signed to the foregoing conveyance, and who is known to me, acknowledge 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 and official seal this 15 day of July, 1991.

William E. Switek

Notary Public

14.50
2.50
2.00
7.00
21.00