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This instrument was prepared by:  
(Name) COURTNEY MASON & ASSOCIATES, P.C.  
(Address) 100 CONCOURSE PARKWAY, SUITE 350  
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:  
(Name) Mr. Leonard A. Loria  
(Address) 156 Cedar Cove Drive  
Pelham, Alabama 35124

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

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$132,500.00)

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100ths DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alva Battle d/b/a B & S Construction Co.  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Leonard A. Loria and wife, Carol O. Loria

(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 3, according to the Survey of Cedar Cove, Phase IV, as recorded in Map Book 15 page 28 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$82,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE ABOVE NAMED GRANTOR AS DEFINED BY THE CODE OF ALABAMA.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 SEP 26 PM 1:41

JUDGE OF PROBATE

1. Deed Tax	<u>50.00</u>
2. Mtg. Tax	<u>0.00</u>
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.50</u>
5. No Tax Fee	<u>0.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>56.50</u>

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.

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, I have hereunto set my hand(s) and seal(s), this 16th day of September, 19 91

Alva Battle d/b/a B & S Construction Co.

WITNESS

(Seal)

BY: Alva Battle

(Seal)

(Seal)

(Seal)

(Seal)

(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 Alva Battle d/b/a B & S Construction Co. 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 and official seal this 16th day of September A.D., 19 91

10-23-93  
RICHARD D. MINK  
MY COMMISSION EXPIRES  
10/23/93

Richard D. Mink