

This instrument was prepared by

1640

(Name) V. Jones & Waldrop Send Tax notice to: Victor Rohler, Jr.
1009 Montgomery Highway 13 Wildwood Way
(Address) Birmingham, Al. 35216 Calera, Al. 35040
#025/92 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
Stewart Title of Birmingham, Inc.

STATE OF ALABAMA
COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One hundred twenty-three thousand and no/100 (\$123,000.00) Dollars

to the undersigned grantor, Bill's Contracting Service, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Victor Rohler, Jr. and Nadine S. Rohler

(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 112, according to the Map of Country View Estates, Phase II, as recorded in Map Book 13, Page 137, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights.

Subject to: All easements, restrictions and rights of way of record.

\$116,850 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

BOOK 385 PAGE 821

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|------------------|---------|
| 1. Deed Tax | \$6.50 |
| 2. Mtg. Tax | \$2.56 |
| 3. Recording Fee | \$2.00 |
| 4. Indexing Fee | \$1.00 |
| 5. No Tax Fee | \$1.00 |
| 6. Certified Fee | \$1.00 |
| Total | \$15.00 |

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William D. Murray who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27 day of January 19 92

ATTEST:

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

William D. Murray, Pres.
By William D. Murray President

STATE OF Alabama
COUNTY OF Jefferson

92 JAN 29 PM 12:37

JUDGE OF PROBATE

a Notary Public in and for said County in said

I, the undersigned State, hereby certify that William D. Murray whose name as President of Bill's Contracting Service, 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,

Given under my hand and official seal, this the 27 day of January 19 92

Susan Clegg
Notary Public