

This form furnished by:

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**Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Tracie Sanders

(Address) Route 1

Columbiana, Al. 35051

Send Tax Notice to:

(Name) \_\_\_\_\_

(Address) \_\_\_\_\_

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

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That, in consideration of Five Thousand and no/100 ~~and other good and valuable consideration~~ \_\_\_\_\_ DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

L. Douglas Joseph

(herein referred to as grantors) do grant, bargain, sell and convey unto

Charles Flynn Gerald and Jeanette Gerald

(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:

Tract 2, according to the survey of Royal Farms, a Resubdivision of Lot 1, Tract 8 Subdivision, recorded in Map Book 10, page 22, as recorded in Map Book 15 Page 78 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to restrictions and right of ways of record.

The above is not the homestead of the grantor or his spouse.

BOOK 397 PAGE 312

1. Deed Tax	\$ 5.00
2. Mfg. Tax	\$ 0.00
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 11.50

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 23rd day of March, 19 92.

WITNESS

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

92 MAR 24 PM 1:00

(Seal)

(Seal)

(Seal)

L. Douglas Joseph

L. Douglas Joseph

(Seal)

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**COUNTY**

**General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that L. Douglas Joseph

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 23rd day of March, A.D., 1992

Martha A. Ferguson

Notary Public

My Commission Expires

2880 No. Rd 51  
Shelby Co, AL 35186