

This instrument prepared by:
JAMES R. MONCUE, JR.
Attorney at Law
1518 Alford Avenue, Suite 102
Birmingham, AL 35226

Send Tax Notice To:
Ernest A. Muro
2546 Royal Court
Helena, Alabama 36030

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 Seventeen Thousand Five Hundred and 00/100'S *** (\$117,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I or we, Robert Benigar and Shelia Benigar (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Ernest A. Muro and Jean P. Muro (herein referred to as Grantees), for and during their joint lives and upon the death of them, then to the survivor of them in fee simple, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 1, according to a Resurvey of Lots 1 and 2, Royal Oaks, Third Sector, Fourth Addition, as recorded in Map Book 9, page 67, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions and rights of way of record.

\$105,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



Inst # 1992-10961

06/11/1992-10961
02:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
061 NC3 19.00

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.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said Grantee, his, her or 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 Grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th day of June, 1992.


Robert Benigar

Shelia Benigar

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Benigar and Shelia Benigar whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 3rd day of June, 1992.


Notary Public
My commission expires 02-23-96