

This instrument was prepared by:
Whaley & Grimes, P. C.
244 West Valley Avenue, Suite 200-A
Birmingham, AL 35209

Send Tax Notice to:
David Marcus Clements
1626 12th Street South
Birmingham, AL 35205

1791 # 1392-13969
14/1992-13969
10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of *****Sixty Seven Thousand Five Hundred and No/100 (\$67,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Benny G. Paternostro and wife, Connie W. Paternostro

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

David Marcus Clements and wife, Teresa Bryan Clements

(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:

All that portion of Lot 13, according to the plan and survey of Cahaba River Estates, which lies south of the road as presently located across the Northerly end of the said lot, a map of said survey being recorded in Map Book 3, Page 11, in the Probate Office of Shelby County, Alabama, (said land being formerly situated in Jefferson County, Alabama, and a map of said survey being recorded in the Probate Office of Jefferson County, Alabama, Bessemer Division, in Map Book 3, Page 32). Excepting therefrom however, all of the minerals located therein and mining rights and privileges in connection therewith.

Situated in Shelby County, Alabama.

Subject to easements, rights of way, reservations, agreements, and restrictions and set back lines of record.

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The above described property does not constitute the homestead of the grantors.

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 for 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 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, we have hereunto set our hand(s) and seal(s) this 30th day of June, 19 92.

WITNESS

_____(Seal)

Benny G. Paternostro (Seal)
Benny G. Paternostro

_____(Seal)

Connie W. Paternostro (Seal)
Connie W. Paternostro

STATE OF ALABAMA)
JEFFERSON COUNTY)

General Acknowledgement

I, H. Evans Whaley, a Notary Public in and for said County, in said State, hereby certify that Benny G. Paternostro and wife, Connie W. Paternostro 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 30th day of June A.D., 19 92.

H. Evans Whaley
Notary Public

My Commission Expires:

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: AUG. 12, 1995.
BONDED THRU WESTERN SURETY CO.