

SEND TAX NOTICE TO:
STEPHEN W. BOTTCHEN
984 Ryecroft Road
Pelham, Alabama 35124

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Riverchase, Alabama, 35244

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-six Thousand Seven Hundred Fifty & No/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LOUIS J. CARRUBA and wife, LISA A. CARRUBA

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

STEPHEN W. BOTTCHEN and CECILIA M. BOTTCHEN

(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 76, Block 1, according to Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1992 and subsequent years.
2. Easements, restrictions, reservations, rights of way, limitations, covenants and conditions of record, if any.

\$68,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Inst. # 1992-17090

08/14/1992-17090
12:49 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

001 MCD 24.50

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, 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 said 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 7th day of August, 19 92.

WITNESS:

_____(Seal)

LOUIS J. CARRUBA (Seal)
LOUIS J. CARRUBA

_____(Seal)

LISA A. CARRUBA (Seal)
LISA A. CARRUBA

_____(Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that LOUIS J. CARRUBA & LISA A. CARRUBA whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of August, A. D., 1992

My Commission Expires: 3-10-93

James A. Bellman
Notary Public.