

500.00
This form furnished by:

Cahaba Title, Inc.

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FAX 988-5905

This instrument was prepared by:

(Name) Robert J. Smelcer

(Address) _____

Send Tax Notice to:

(Name) Robert J. and Donna G. Smelcer

(Address) 201 Coral Circle

Alabaster, Al. 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars (10.00) + other good & valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, ~~X~~ I,

Sharon Ann Porter, an unmarried woman
(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert James Smelcer and wife, Donna Gothard Smelcer
(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:

Lot 50, Block 2, According to the Survey of Bermuda Lake Estates, First Sector, as recorded in Map Book 9 Page 98 in the Office of the Probate Judge of Shelby County, Alabama.

Subject to: Existing easements, restrictions, set-back lines, right of way, limitations, if any, of record.

Grantees "assume and agree to pay" that certain mortgage as assigned and transferred to The Principle Mortgage Financial Group on or about December of 1990, Mortgage loan # 604651 with a present balance of \$63,683.95.

Inst # 1992-20569

09/18/1992-20569
03:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HJS 7.00

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 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 17th day of Sept, 1992.

WITNESS

Lester B. Flanagan (Seal)

____ (Seal)

____ (Seal)

Sharon Ann Porter (Seal)
Sharon Ann Porter (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

Reggie D. Fort, a Notary Public in and for said County, in said State,

hereby certify that Sharon Ann Porter

whose name She 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 I executed the same voluntarily on the day the same bears

date.

Given under my hand and official seal this 17th day of Sept, A.D., 1992

8/22/93

My Commission Expires:

Reggie D. Fort
Notary Public