

Send Tax Notice To:

Gary W. Binford  
5520 Afton Drive  
Birmingham, Alabama 35243  
PID#

Inst # 1993-01145  
01/13/1993-01145  
09:29 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOE MCD 62.50

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

**STATE OF ALABAMA  
Shelby COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, That for and in consideration of

**Two Hundred Eighteen Thousand and 00/100'S \*\*\* (\$218,000.00) Dollars**

to the undersigned Grantor(s) , in hand paid by the Grantee(s)  
herein, the receipt whereof is acknowledged, I or we,

**Gregory Lee Romans and Suzanne J. Romans, husband and wife**

(hereinafter referred to as Grantor, (whether one or more), does/do  
hereby grant, bargain, sell and convey unto

**Gary W. Binford and Vicki C. Binford**

(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 19, Block 4, according to the plat of Woodford, a Subdivision of  
Inverness, as recorded in Map Book 8, page 51 A, B, C, & D, in the Office of  
the Judge of Probate of Shelby County, Alabama.**

\$165000.00 of the above stated consideration was paid from the  
proceeds of a mortgage loan of even date and closed  
simultaneously herewith.

Subject to 1993 ad valorem taxes and building lines,  
restrictions, agreements, easements and right of ways as same  
are filed of record.

**TOGETHER WITH** all and singular, the rights and privileges,  
hereditaments, and appurtenances thereto belonging or in anywise  
appertaining.

**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; it being the intention of the parties to this  
conveyance, that, unless the joint tenancy hereby created is severed  
or terminated during the joint lives of the GRANTEES herein, in the  
event one GRANTEE herein survives the other, the entire interest in  
fee simple in and to the property described hereinabove shall pass to  
the surviving GRANTEE, and if one does not survive not survive the  
other, then the heirs and assigns of the GRANTEES herein shall take  
as tenants in common.

And said Grantor does for himself/herself, his/her heirs, executors  
and assigns, covenant with said Grantee, his, her or their heirs and  
assigns, that he/she/they is/are lawfully seized in fee simple of  
said premises, that he/she/they is/are free from all encumbrances,  
that he/she/they has/have a good right to sell and convey the same as  
aforesaid, and that he/she/they will, and his/her/their heirs,  
executors and assigns shall, warrant and defend the same to the said  
Grantee, his, her or their heirs, executors 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 21st day of December, 1992.

*Norton*

Gregory Lee Romans  
Gregory Lee Romans

Suzanne J. Romans  
Suzanne J. Romans

STATE OF Virginia

COUNTY OF Henrico

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Gregory Lee Romans and Suzanne J. Romans, husband and wife** 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 21st day of December, 1992.

Dianne W Williams  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 8/31/96

(AFFIX SEAL)

C-92574

This instrument prepared by:  
Thomas E. Norton, Jr., Attorney at Law  
Second Floor East  
Mountain Brook Center  
2700 Highway 280 South  
Birmingham, AL 35223

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