

Important: Read Instructions on Back Before Filling out Form.

Inst # 1993-08523
03/30/1993-08523
12:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NJS 19.80

520

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Mr. Brent Chandler
(Address) 1227 Tahiti Circle
Alabaster, Alabama 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 FIVE THOUSAND AND NO/100ths (\$5,000.00) - - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

C. Dwight Self and wife, Gloria Self
(herein referred to as grantors) do grant, bargain, sell and convey unto
Brent Chandler and wife, Christine Chandler

(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 15, Block 6, according to the Survey of SOUTHWIND, Second Sector, as recorded in Map Book 6, Page 106 A, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREFY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY C. DWIGHT SELF AND GLORIA SELF AND DELIVERED TO REAL ESTATE FINANCING, INC., IN THE AMOUNT OF \$ 56,700.00 DATED JANUARY 30, 1985 AND THAT CERTAIN MORTGAGE, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH MORTGAGE IS RECORDED IN BOOK 16 PAGE 983, WITH CORRECTIVE MORTGAGE RECORDED IN REAL BOOK 12, PAGE 255, AND RE-RECORDED IN REAL BOOK 20, PAGE 693 IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATIONS TO REPAY THE DEBT.

2-25-92 - 7 01 9:23
Notary Fee \$ 50.00
Recording Fee \$ 2.50
Lunch \$ 2.00
Total \$ 70.00
11.50

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.

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 3rd day of February, 19 92

WITNESS

(Seal)

(Seal)

(Seal)

C. Dwight Self (Seal)
Gloria Self (Seal)
Gloria Self (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that C. Dwight Self and wife, Gloria Self 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 3rd day of February A.D., 19 92

My Commission Expires

RICHARD D. MINK
MY COMMISSION EXPIRES
10/23/93

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BOOK 387 PAGE 621