

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
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FAX 988-5905

This instrument was prepared by:
(Name) Timothy A. Massey
(Address) 1100 East Park Drive Ste 301
Birmingham AL 35235

Send Tax Notice to: Samuel A. DeFrank
(Name) 303 Kevin Way
(Address) Bessemer, AL 35023

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
Jefferson

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Eight Thousand and 00/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we Kerry Dewain Black and wife, Deidra Hamrick Black (herein referred to as grantors) do grant, bargain, sell and convey unto Samuel Anthony DeFrank and wife, Terrie H. DeFrank (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 Jefferson County, Alabama to-wit:

Lot 14, according to the Survey of Second Sector of the Residential Subdivision, Highlands, as recorded in Map Book 11 page 25 A & B, in the Probate office of Shelby County, Alabama.

Subject to 1994 taxes and thereafter.

Subject to easements, restrictions, covenants and conditions of record if any. \$86,400.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1993-38385

12/02/1993-38385
12:11 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

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 19th

day of November, 1993.

WITNESS

(Seal)

(Seal)

(Seal)

Kerry Dewain Black (Seal)
Deidra Hamrick Black (Seal)
Deidra Hamrick Black (Seal)

STATE OF ALABAMA
Jefferson

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kerry Dewain Black and wife, Deidra Hamrick Black whose name 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 19th day of November A.D., 1993