

SEND TAX NOTICE TO:
STEPHEN C COMEAUX
904 EASTWYCK PLACE
BIRMINGHAM, AL 35215

This instrument was prepared by

(Name) W. ALAN SUMMERS

(Address) 1275 CENTER POINT PKWY, BHAM, AL

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FIFTY ONE THOUSAND AND 00/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GERALD KENT SARGENT AND WIFE, NANCY FAY SARGENT (herein referred to as grantors) do grant, bargain, sell and convey unto STEPHEN C COMEAUX AND WIFE MARY E COMEAUX

(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 37, according to the SURVEY of DEERWOOD LAKE as recorded in Map Book 6, Page 30, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.
Subject to taxes for 1994 and thereafter.

\$41,000.00 of the above purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-18718

06/10/1994-18718
12:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 18.50

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 6th day of June, 19 94

WITNESS:

..... (Seal)
..... (Seal)
..... (Seal)

Gerald Kent Sargent (Seal)
GERALD KENT SARGENT (Seal)
Nancy Fay Sargent
NANCY FAY SARGENT (Seal)

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that the undersigned _____, 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 are executed the same voluntarily on the day the same bears date. have

Given under my hand and official seal this 6th day of

June

A. D., 19 94

William A. Summers
Notary Public.

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