

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY SIX THOUSAND FIVE HUNDRED & NO/100---- (\$196,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Thomas A. Lewis and wife, Amy E. Lewis (herein referred to as grantors), do grant, bargain, sell and convey unto Stephen Frank Bernhard and wife, Patricia S. Bernhard (herein referred to as GRANTEEES) 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 20, according to the survey of Hearthwood, as recorded in Map Book 16 Page 27 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Ins 1996-03656

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

\$155,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 2213 Hearthwood Circle Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTEEES, 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 stated 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of February, 1996.

  
\_\_\_\_\_  
Thomas A. Lewis

(SEAL)

  
\_\_\_\_\_  
Amy E. Lewis

(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 Thomas A. Lewis and wife, Amy E. Lewis whose names 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 1st day of February A.D., 1996

  
\_\_\_\_\_  
Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES

3/5/99

02/02/1996-03656

11:00 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 WCB 50.00