

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Brian Anthony Gaskins
614 11th Avenue SW
Alabaster, AL 35007

Inst # 1998-15335

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Seventy-Five Thousand and no/100 dollars (\$75,000.00)** and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

CHARLOTTE ELAINE HAMMONDS, AN UNMARRIED WOMAN

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**BRIAN ANTHONY GASKINS; AMANDA C. GASKINS
SALLY P. TINNEY AND JAMES DONALD MCCRORIE**

(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:**

**SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
ATTACHED HERETO AND MADE A PART HEREOF.**

Subject to all easements, restrictions, and rights-of-way of record.

Subject to ad valorem taxes for the current year and thereafter.

**\$75,256.00 of the above mentioned consideration was paid from
the proceeds of a mortgage loan closed simultaneously
herewith.**

**NOTE: Charlotte Elaine Hammonds and Charlotte Elaine
Johnson are one and the same person.**

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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 Grantees, their heirs and assigns forever, against the lawful claims of all persons.

04/29/1998-15335
09:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NEL 16.50

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this
15th day of April, 1998.

Charlotte Elaine Hammonds
CHARLOTTE ELAINE HAMMONDS

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that **Charlotte Elaine Hammonds**, an unmarried woman, whose name 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 seal this the 16th day of April, 1998.



Notary Public

MY COMMISSION EXPIRES: 2/23/2000

EXHIBIT "A"

Commence at the intersection of the north right of way line of Strowd Avenue and the west right of way line of Fallon Avenue, said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama; thence northwesterly along said right of way line of Strowd Avenue for 95.00 feet to the point of beginning; thence 90 degrees 09 minutes right and run northeasterly for 100.36 feet; thence 27 degrees 13 minutes 06 seconds left and run northwesterly for 77.92 feet; thence 62 degrees 42 minutes 54 seconds left and run northwesterly for 68.00 feet; thence 90 degrees 04 minutes left and run southwesterly for 170.0 feet to a point on the northerly right of way line of Strowd Avenue; thence 90 degrees 09 minutes left and run southeasterly along said right of way line of Strowd Avenue for 103.64 feet to the point of beginning; being situated in Shelby County, Alabama.

Being Lot 79, according to Siluria Property Line Map, as recorded in Map Book 5, Page 10, in the Probate Office of Shelby County, Alabama.

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