

This Instrument Prepared By: **Inat • 1998-19013** **Send Tax Notice To:**
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216
05/26/1998-19013
08:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 371.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THREE HUNDRED SIXTY THOUSAND NO/100 DOLLARS (\$360,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, JOHN E. CABRAL, un married (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto CHARLES JOSEPH GAGLIANO AND MARY JO GAGLIANO (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:

See Exhibit A attached hereto and incorporated by reference herein.

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Easements, restrictions and rights-of-way of record; (3) Mineral and mining rights not owned by the Grantor; (4) Rights of parties in possession under leases.

The property conveyed herein is not the homestead of the Grantor or his spouse.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, JOHN E. CARBAL, has hereunto set his hand and seal, this the 19 day of May, 1998.


John E. Carbal

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN E. CARBAL, an un married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 19 day of MAY, 1998.


Notary Public

My Commission Expires: 3-1-2002

Exhibit A

Commencing at a point where the South boundary of the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West, intersects the East R.O.W. line of Highway No. 31; thence North 19 degrees 30 minutes West along said R.O.W. line a distance of 527 feet to the point of beginning; thence continue along said R.O.W. line a distance of 123 feet to a point; thence North 87 degrees 30 minutes East a distance of 120 feet; thence South 19 degrees 50 minutes East a distance of 75 feet; thence South 87 degrees 25 minutes West a distance of 10 feet to a point; thence South 19 degrees 30 minutes East a distance of 48 feet; thence South 87 degrees 25 minutes West 110 feet to point of beginning, situated in the SW 1/4 of SW 1/4 of Section 24, Township 20 South, Range 3 West.

Inst # 1998-19013

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