

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Loren A. Stiffler
113 White Cap Circle
Alabaster, Alabama 35007

STATE OF ALABAMA
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Five Hundred Dollars (\$500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Loren A. Stiffler and Valarie P. Stiffler, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Loren A. Stiffler and Valarie P. Stiffler (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 51 and part of Lot 50-A, according to the Resurvey of Lots 46, 47, 50 and 51, Portsouth, Second Sector, as recorded in Map Book 6, Page 80 in the Probate Office of Shelby County, Alabama, said part of Lot 50-A more particularly described as follows: From the Southwest corner of said Lot 50A run Northeasterly along the common line between Lots 50-A and Lot 51 for a distance of 17.39 feet to the point of beginning; thence continue Northeasterly along same course for a distance of 34.68 feet; thence angle right 143 degrees 42 minutes and run Southerly a distance of 22.55 feet; thence turn right (75 degrees 10 minutes 16 seconds) and run Southwesterly a distance of 21.35 feet to the point of beginning; being situated in Shelby County, Alabama.

Note: The purpose of this deed is to vest title in Loren A. Stiffler and Valarie P. Stiffler jointly for life with remainder to survivor.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 hands and seals on this the 24th day of September, 1998.



Loren A. Stiffler



Valarie P. Stiffler

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Loren A. Stiffler and Valarie P. Stiffler, husband and wife, 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 the 24th day of September, 1998.



G. Wray Morse Notary Public

My Commission expires: 9/10/2000

Inst # 1998-38485

10/02/1998-38485
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00