

MAIL TAX NOTICE TO: . Stanley B. Cordrey  
911 Stonewood Road  
Helena, AL 35080

This instrument was prepared by

(Name) Holliman, Shockley & Kelly  
1610 4th Avenue North  
(Address) Bessemer, AL 35020

Form 1-1-8 Rev. 1-88  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, BIRMINGHAM, ALABAMA

STATE OF ALABAMA  
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty-three Thousand Nine Hundred and No/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Theodore R. Skrodzki and wife, Nancy Skrodzki

(herein referred to as grantors) do grant, bargain, sell and convey unto

Stanley B. Cordrey and Christy K. Cordrey

(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 349, according to the Map and Survey of Phase II, Fieldstone Park, Third Sector, as recorded in Map Book 20, Page 35 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the year 1999.
2. 30 foot building line from Stoneridge Drive and from Stonewood Road and an easement of undetermined size along the Southeasterly lot line, as shown on recorded map.
3. Articles of Incorporation of Fieldstone Park Homeowner's Association in Instrument #1997-1423.
4. Restrictions as shown on recorded map.
5. Declaration of Protective Covenants in Book 370, Page 9; Book 378, Page 706; Instrument #1993-3847; Instrument #1993-3848 and Instrument #1995-27360.
6. Easement to Southern Natural Gas in Deed Book 213, Page 145.
7. Minerals and mining rights in Instrument #1997-7006.

\$115,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

10/26 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
20.50  
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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 the 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 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 GRANTEEES, 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 30th day of March, 1999.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

*Theodore R. Skrodzki* (Seal)

Theodore R. Skrodzki

(Seal)

*Nancy Skrodzki* (Seal)

Nancy Skrodzki

(Seal)

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Theodore R. Skrodzki and Nancy Skrodzki, 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 30th day of

March

A. D. 1999

*James C. Lee Jr.*

Notary Public

1999-14143  
10/26/99  
10/26 AM  
SHELBY COUNTY JUDGE OF PROBATE  
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