

STATE OF ALABAMA)
SHELBY COUNTY)

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration to the undersigned Grantor or Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, **Angela S. Gafnea**, a single person, (herein referred to as Grantor) do grant, bargain, sell and convey unto **Terry R. Jacumin and Tyra S. Jacumin**, (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:


Lot 276, according to the survey of Wyndham, Wilkerson Sector, Phase III, as recorded in Map Book 24, page 66, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to ad valorem taxes, any valid adverse title as to mineral interests or mining rights, easements or rights-of-way, covenants running with the land, encroachments, or other matters or defects of record or which would be shown by an accurate survey of said property.

Together with all and singular the tenements, hereditaments, rights, privileges and appurtenances thereto belonging or in any way appertaining.

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 for the consideration aforesaid I (we) do for myself (ourselves), and for my (our) heirs, executors and administrators, successors and assigns, covenant to and with the said Grantees that I am (we are) lawfully seized and possessed in fee simple of said tract or parcel of land; that I (we) have a good and lawful right to sell and convey the same as aforesaid; that the same is free of all encumbrances, unless otherwise noted above; and that I (we) will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of October, 1999.


Angela S. Gafnea

11/02/1999-45202
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 14.50

Inst # 1999-45202

STATE OF ALABAMA)

ACKNOWLEDGMENT

MARSHALL COUNTY)

I, Danny L. Smith, a Notary Public in and for said State of Alabama at Large, hereby certify that **Angela S. Gafnea, a single person**, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 29th day of October, 1999.


Notary Public

My commission expires: 06-05-2002

Address of Grantees:

Mr. and Mrs. Terry R. Jacumin

7433 Wyndham Parkway
Helena, AL 35086

This instrument prepared by:
Danny L. Smith
Danny L. Smith and Associates
Attorneys at Law
Post Office Box 249
Boaz, AL 35957
(256) 593-4009

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11/02/1999-45202
11:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 WMS 14.50

This deed is made without benefit of a title examination unless a separate written opinion is rendered and a separate charge made for such examination. The draftsman does not expressly or impliedly give any opinion or warranty as to the status of the title of the property conveyed or the sufficiency of the interest conveyed herein. No warranty is made by the draftsman as to the quantity of ground or the correctness of the description. For prior instruments in the chain of title, see the following references in the probate office of this county:
Book: 1999 Page: 01400