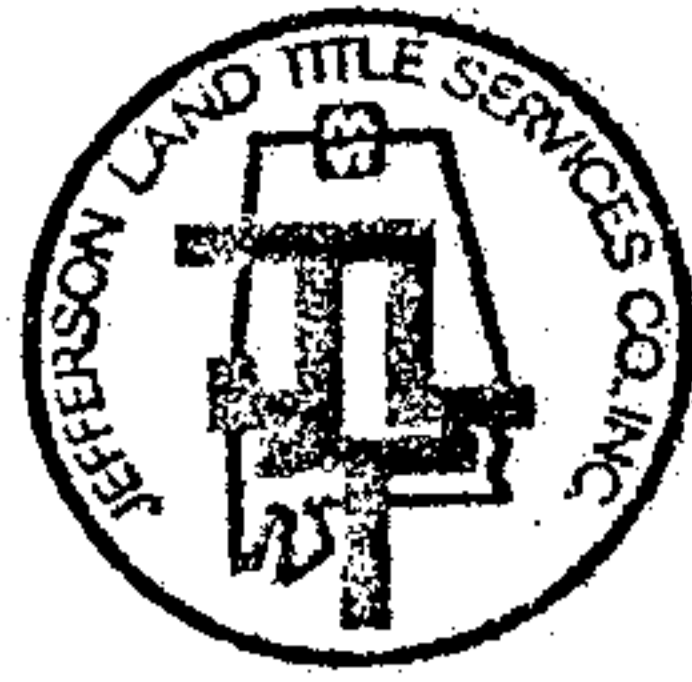


This instrument was prepared by

(Name) James R. Moncus, Jr., Attorney

(Address) 400 Woodward Bldg., Birmingham, Al.



Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205)-328-8001

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

3202

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twenty thousand six hundred and no/100 (\$20,600.00) 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, we, James D. Waid and his wife, Suzzane W. Waid

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

Ronald M. Shaddix and Sue Shaddix

(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 14, in Block 2, according to Cahaba Valley Estates, Third Sector, as recorded in Map Book 5, Page 107, in the Probate Office of Shelby County, Alabama.

Subject to: All easements, restrictions and rights of way of record.

That certain mortgage executed by James D. Waid and Suzzane W. Waid to Robinson Mortgage Company, Incorporated, recorded in Mortgage Book 334, page 183, and transferred and assigned to Federal National Mortgage Association by instrument recorded in Misc. Volume 5, Page 858, which Grantees agree to assume and pay.

Subject to a certain purchase money second mortgage from Grantees to Grantors closed simultaneously herewith.

BOOK 313 PAGE 898

James R. Moncus, Jr.
Attorney at Law
Suite 400 - Woodward Building
1927 First Avenue North
Birmingham, Alabama 35203

19780728000098390 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/28/1978 12:00:00AM FILED/CERT

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 I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, 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 GRANTEES, 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 10 day of July, 1978

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1978 JUL 28 AM 9 06 (Seal)

James R. Moncus, Jr. (Seal)
JUDGE OF PROBATE

James D. Waid (Seal)
JAMES D. WAID

Suzzane W. Waid (Seal)
SUZZANE W. WAID

(Seal)

Deed 21.00
Rec. 1.50
Incl. 1.00
23.50

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James D. Waid and his wife, Suzzane W. Wade 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10 day of July, 1978 A. D., 1978