

This instrument was prepared by  
(Name) LARRY L. HALCOMB, Attorney at Law 3/6  
(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }  
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty seven thousand four hundred and no/100 (\$67,400.00) --- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
William M. Cleveland, Jr. and wife, Sandra M. Cleveland  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Dennis McMeans and Wilda D. McMeans

(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 39, according to the map and survey of Portsmouth, Second Sector, as recorded in  
Map Book 6, Page 37, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1979.  
Subject to restrictions, easements, building lines and rights of way of record.

19790110000003420 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/10/1979 12:00:00AM FILED/CERT

\$60,000.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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 ~~k~~(we) do for ~~xxxx~~ (ourselves) and for ~~xxx~~(our) heirs, executors, and administrators covenant with the said GRANTEES,  
their heirs and assigns, that ~~xxx~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,  
unless otherwise noted above; that ~~xx~~(we) have a good right to sell and convey the same as aforesaid; that ~~xx~~(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 5th  
day of January, 19 79

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal) 387-202  
1979 JAN 10 AM 8:29 (Seal) - 750  
JUDGE OF PROBATE (Seal) 1000

STATE OF ALABAMA }  
JEFFERSON COUNTY } General Acknowledgment  
I, Larry L. Halcomb, a Notary Public in and for said County, in said State,  
hereby certify that William M. Cleveland, Jr. and wife, Sandra M. Cleveland  
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 5th day of January, A. D., 19 79

LARRY L. HALCOMB  
My Commission Expires January 23, 1980