This instrument was prepared by

(Name) Patrick H. Boone; Attorney at Law 837

(Address) 1312 City Federal Building; Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of Forty-three Thousand One Hundred Ninety and No/100 Dollars DOLLARS ($43,190.00), and the assumption of the mortgage described below; to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James Marvin Herren, III, and wife, Brenda B. Herren,
(herein referred to as grantors) do grant, bargain, sell and convey unto

Howard W. Lane and wife, Kathy F. Lane
(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:

19790619000076450 1/1 $.00
Shelby Cnty Judge of Probate, AL
06/19/1979 12:00:00AM FILED/CERT

Lot 9, according to Plat of Sector Two, Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, page 12. Mineral and mining rights excepted.

This conveyance is made subject to all existing restrictions, rights of way, limitations, easements, exceptions, reservations, releases and covenants of record. It is also subject to encroachments, overlaps, overhangs, unrecorded easements, deficiency in quantity of ground or any matters not of record which would be disclosed by an accurate survey and inspection of the premises.

Grantees herein, Howard W. Lane and wife, Kathy F. Lane, agree to assume and pay in full the indebtedness secured by that certain mortgage given by James Marvin Herren, III, and wife, Brenda B. Herren, to Johnson & Associates Company dated April 14, 1978, and recorded in Mortgage Book 377, page 6, in the Probate Office of Shelby County, Alabama, which said mortgage has been assigned to Jefferson Federal Savings and Loan Association, and recorded at Miscellaneous Book 25, page 159, in said Probate Office. The outstanding balance at the time of this conveyance amounts to Thirty-four Thousand Seven Hundred Thirty-one and 16/100 Dollars ($ 34,731.16).

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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 16th day of June, 1979.

WITNESS:

(Seal) James Marvin Herren III (Seal)

(Seal) Brenda B. Herren (Seal)

JUN 19 AM 10 14 (Seal) (Seal)

Mortg - 43.50
Rec. 1.50
Sub. 1.00
46.00

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, Patrick H. Boone, a Notary Public in and for said County, in said State, hereby certify that James Marvin Herren III, and wife, Brenda B. Herren, 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 16 day of June A. D., 1979

Patrick H. Boone
Notary Public.

Boone, Johnson & Boone Atl
1312 City [redacted] Bham Al. 3520 [redacted]