

This instrument prepared by

(Name) Kenneth D. Wallis, Attorney at Law

(Address) Suite 107 Colonial Center, 1009 Montgomery Hwy., South Vestavia Hills, Alabama 35216

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 One Hundred Thirty Two Thousand and no/100----- DOLLARS (\$132,000.00)

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

A. Jay Evans and wife, Georgianna L. Evans

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

James P. Silver and Roselle V. Silver

(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 17 Block 1 according to Kerry Downs as recorded in Map Book 5, pages 135 and 136, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and current year Ad Valorem taxes.

The above recited consideration includes the assumption of that certain mortgage given by the grantors to Real Estate Financing, Inc. as recorded in Volume 400, page 406 and having a current principal balance of \$95,026.02.

Barcode and filing information: 19810119000005830 Pg 1/1 .00 Shelby Cnty Judge of Probate, AL 01/19/1981 00:00:00 FILED/CERTIFIED

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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 January 81, 19

WITNESS:

Witness signatures and notary seal: STATE OF ALA. SHELBY CO. (Seal) 150 (Seal) 100 (Seal) 11-00 1981 JAN 19 AM 10:26 (Seal)

Signatures of A. Jay Evans and Georgianna L. Evans with (Seal) markers.

STATE OF ALABAMA Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Jay Evans and wife, Georgianna L. Evans whose name 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 16th day of January A. D., 19 81

KENNETH D. WALLIS ATTORNEY AT LAW SUITE 107 COLONIAL CENTER 1009 MONTGOMERY HWY. SOUTH VESTAVIA HILLS, ALABAMA 35216

Notary Public signature and title.