

This instrument was prepared by

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-15 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 FIFTEEN THOUSAND FIVE HUNDRED AND NO/100----- DOLLARS

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

EMMETT W. CLOUD and wife MARGARET B. CLOUD

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

JOHN F. JOST and wife AUDREY S. JOST

(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 12, according to Survey of Quail Run, Phase III, as recorded in Map Book 7, Page 159, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Easements and building line as shown on recorded map.

Restrictions appearing of record in Misc. Vol. 31, Page 968; Misc. Vol. 49, Page 32; Misc. Vol. 32, Page 220; and Misc. Vol. 38, Page 356, in the Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Comapny by instrument(s) recorded in Misc. Vol. 32, Page 214, in the said Probate Office.

Title to all minerals within and underlying the premises, together with all mining reghts and other rights, privileges and immunities relating thereto as recorded in Vol. 313, Page 409, in the said Probate Office.

BOOK 348 PAGE 271

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 (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 27th day of June, 1983.

WITNESS:

STATE OF ALABAMA, SHELBY CO. PROBATE OFFICE

Seal tax 15.50
Rec 1.50
Ad. 1.00

Emmett W. Cloud (Seal)

1983 JUL -5 AM 9:06

(Seal) 18.00

Margaret B. Cloud (Seal)

Notary Public (Seal)

STATE OF ALABAMA }
Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and Margaret B. Cloud whose name S. 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of June, A. D. 1983

Commission Expires 4/21/85

John T. Black Public.