

This instrument was prepared by

(Name) Gary C. Pears, Attorney at Law
Suite 107 Colonial Center
(Address) 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 Forty Two Thousand Seven Hundred Nineteen and 68/100--DOLLARS (\$42,719.68)

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

Curtis Barry Willis and wife, Marie A. Willis
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Kramer and Lynette P. Kramer

(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 the survey of Eagle Wood Estates, Third Sector, as recorded in Map Book 7, page 92, 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 grantors to Molton, Allen & Williams, Inc., as recorded in Mortgage Book 406, page 894, and assigned to First Atlanta Mortgage Corporation by Misc. Book 46, page 621, in the Probate Office of Shelby County Alabama and having a current principal balance of \$37,719.68.

Mailing address:
Grantors
1650-F Valley Avenue
Birmingham, Al 35209

Grantees
922 Burnt Pine Drive
Maylene, Al 35114

BOOK 349 PAGE 224

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 12th day of August, 19 83.

WITNESS: STATE OF ALA, SHELBY CO. I CERTIFY THIS DOCUMENT WAS FILED
1983 AUG 16 AM 10:33
See Mtg. HDG - 894
Thom A. Shouder, Jr. CLERK OF PROBATE
Curtis Barry Willis (Seal)
Marie A. Willis (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Curtis Barry Willis and wife, Marie A. Willis 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 12th day of August, A. D., 19 83

WALLIS & JONES
ATTORNEYS AT LAW
SUITE 107, COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
VESTAVIA AL 35216

Carl J. Williams
Notary Public.
My Commission Expires September 17, 1986