

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, AL

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of SEVEN THOUSAND FIVE HUNDRED AND NO/100TH (\$7,500.00)----- DOLLARS

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

DENNIS E. TROTTER AND WIFE, NANCY A. TROTTER

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

LANDRY L. MILLER AND WIFE, BETTY A. MILLER

(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 10, according to the survey of Southern Hills, as recorded in Map Book 7, Page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc., dated August 28, 1979, and recorded in Mortgage Book 395, Page 572 in the Probate Office of Shelby County, Alabama, which said mortgage was assigned to Federal National Mortgage Association in Misc. Book 33 Page 713, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS:

GRANTEES' ADDRESS: ROUTE 2, BOX 751, CALERA, ALABAMA 35040

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 19TH day of AUGUST 1983

WITNESS:

(Seal)
(Seal)
(Seal)

Dennis E. Trotter
Nancy A. Trotter, Attorney in Fact
DENNIS E. TROTTER BY NANCY A. TROTTER AS
ATTORNEY IN FACT
NANCY A. TROTTER

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that NANCY A. TROTTER, INDIVIDUALLY, AND AS WIFE OF DENNIS E. TROTTER whose name IS signed to the foregoing conveyance, and who IS known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance SHE HAS executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19TH day of AUGUST A. D. 1983

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Nancy A. Trotter, whose name as Attorney in Fact for Dennis E. Trotter, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19th day of August, 1983.

NOTARY PUBLIC

My commission expires: 4-9-84

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1983 AUG 19 AM 11:48

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

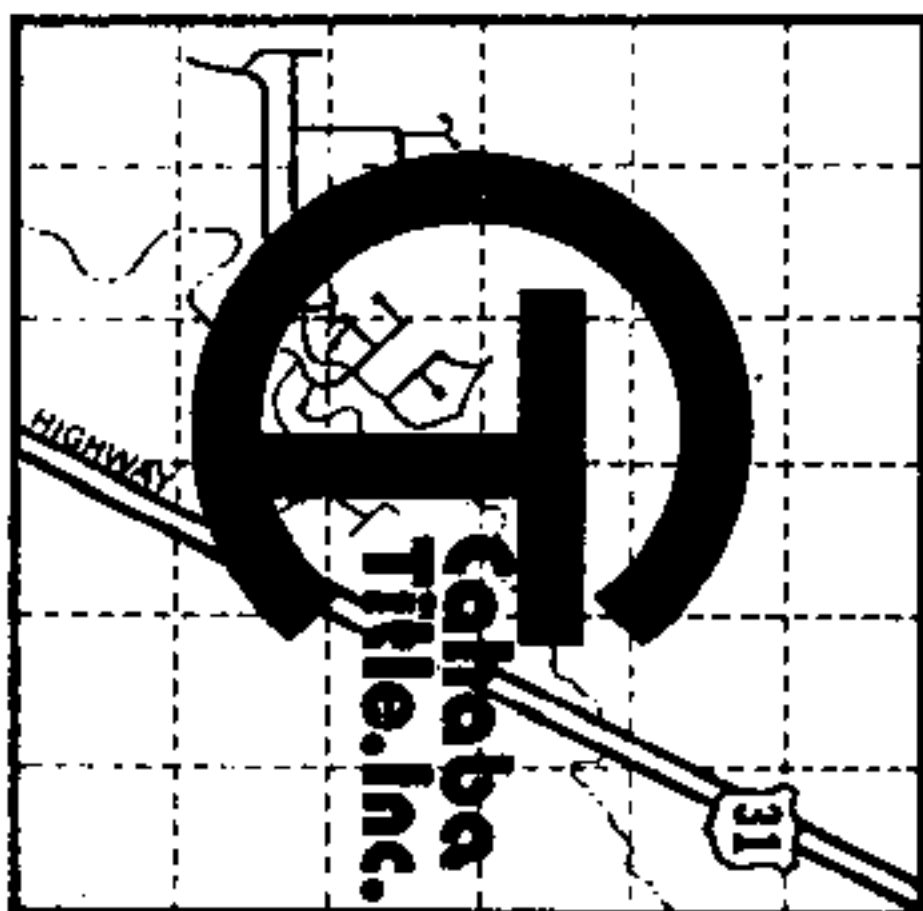
*Deed Tax 750
Rec 300
Ind 100
1150*

FILED

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

\$

This form furnished by

Cahaba Title, Inc.

Policy Issuing Agent for
Safeo Title Insurance Co.
TELEPHONE: 988-5600



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