

(Name) Samuel R. McCord  
#2 Office Park Circle  
(Address) Birmingham, AL 35223

1824 Chandamont Circle  
Pelham, AL 35124

Form 1-1-5 Rev. 1-66

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

20,000.00

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy three thousand nine hundred sixty and 58/100 DOLLARS (\$73,960.58)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, JOSE LOUIS BLANCO, a single man

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

JOHN W. EVANS, JR. and EVELYN K. EVANS, husband and wife

(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 54, according to the Survey of Chandalar South, First Sector, as recorded in Map Book 5, page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mining and Mineral Rights excepted.

Subject to all easements and restrictions of record.

As part of the consideration herein the grantees agree to abide by the terms and conditions of that certain mortgage in favor of Jefferson Federal Savings and Loan Association of Birmingham dated May 11, 1979 and further agree to assume and pay the unpaid balance of that certain mortgage described hereinabove as recorded in Mortgage Book 391, page 576 in the Office of the Judge of Probate of Shelby County, Alabama.

Sales price of this property is exactly \$73,960.58 of which \$53,960.58 is represented by the mortgage hereinabove described.

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, I have hereunto set my hand and seal, this 26th day of November, 1984

WITNESS:

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

Deed TAX 20.00  
Rec 2.50  
Jud 1.00  
23.50 1984 DEC -4 AM 11:21 (Seal)

Jose Louis Blanco (Seal)  
JOSE LOUIS BLANCO (Seal)

Thomas P. Snowden, Jr. (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jose Louis Blanco, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of November, A. D., 1984

Porterfield, Schell et al

Samuel Robert McCord  
Notary Public.

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