

This instrument was prepared by

(Name) Mrs. Martha B. Mullins

(Address) 1031 South 21st Street Birmingham, Alabama 35205

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 Thirty two thousand and no/100-----DOLLARS

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

Vernon R. Rosenthal and Rachel G. Rosenthal, husband and wife

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

Thomas William Christian and wife, Dorothy Rosamond Christian

(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 8, according to Map of DEERWOOD - LAKE, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for 1985 and subsequent years. 1985 taxes are a lien but not due and payable until October 1, 1985.
2. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9, Page 432, in the Probate Office of Shelby County, Alabama.
3. 5-foot utility easements over the North and South sides of said lot as shown on recorded map of said subdivision.
4. Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in the Probate Office of Shelby County, Alabama.
5. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Co., dated April 18, 1975 and recorded in Deed Book 292, Page 353, in the Probate Office of Shelby County, Alabama.
6. Permit to South Central Bell Telephone Co., dated June 14, 1976 and recorded in Deed Book 299, Page 702, in the Probate Office of Shelby County, Alabama.
7. Restrictions as shown on recorded map of said subdivision.

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 12 day of April, 1985

WITNESS:

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

1985 APR 18 AM 9:03

Thomas W. Christian, Jr.
JUDGE OF PROBATE

Vernon R. Rosenthal

Vernon R. Rosenthal

Rachel G. Rosenthal

Rachel G. Rosenthal

STATE OF ALABAMA

Jefferson COUNTY

Deed TAX 32.00
Rec 2.50
Ins 1.00
35.50

I, Martha B. Mullins, a Notary Public in and for said County, in said State, hereby certify that Vernon R. Rosenthal and Rachel G. Rosenthal, husband and wife whose names 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 12 day of April

Davis & Major, Inc.
1031 South 21st Street
Birmingham, Alabama 35205-2807

MY COMMISSION EXPIRES SEPTEMBER 16, 1985