

This instrument was prepared by

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ERM #0592AA-80-17481  
561 14th Street, SW  
Alabaster, AL 35007

(Name) JOHN P. CRIPE, Attorney At Law

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Form 1-1-8 Rev. 1-84

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN & NO/100--- and other good and valuable consideration DOLLARS

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

JOHN T. FLANAGAN and WANDA F. FLANAGAN, husband and wife  
(herein referred to as grantors) do grant, bargain, sell and convey unto JEFFREY N. HALL and DEBRA JOYCE HALL, husband and wife AND JANICE K. FULLER, a single woman

(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 5, in Block 4, of the Third Sector of Fall Acres Subdivision which is recorded in Map Book 5, page 79, in the Probate Office of Shelby County, Alabama, situated in and being a part of SE 1/4 of the NE 1/4 of Section 3, Township 21 South, Range 3 West, Alabaster, Shelby County, Alabama.

Subject to easements and restrictions of record.

The sales price of this property is exactly \$62,900.00 of which \$59,750.00 was paid from a mortgage loan closed simultaneously here with

#### RECORDING FEES

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 JUN 13 AM 10:12  
JUDGE OF PROBATE

Mortgage Tax	\$	
Deed Tax		3.50
Mineral Tax		
Recording Fee		2.50
Index Fee		2.00
TOTAL	\$	8.00

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 7 day of January, 1985

WITNESS:

(Seal)  
(Seal)  
(Seal)

John T. Flanagan (Seal)  
JOHN T. FLANAGAN  
Wanda F. Flanagan (Seal)  
WANDA F. FLANAGAN

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Judy K. Ivey, a Notary Public in and for said County, in said State, hereby certify that JOHN T. FLANAGAN and WANDA F. FLANAGAN, husband and wife 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of January, A. D., 1985

My Commission Expires 8/15/88

PORTERFIELD, DILL, BAINBRIDGE  
MIMS & HARPER, P.A.

Judy K. Ivey  
Notary Public