

SEND TAX NOTICE TO:

Decker L. Terry
Post Office Box 36971
Birmingham, Alabama 35236-6971

THIS INSTRUMENT PREPARED BY:

James Dennis Bailey
Wiginton, Bailey & Reeves
105 Vulcan Road, Suite 401
Birmingham, Alabama 35209

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Thirty-Six Thousand and 00/100 (\$36,000.00)-----DOLLARS

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

Walter DeForest Johnson and wife, Darlene L. Thompson
herein referred to as grantors) do grant, bargain, sell and convey unto

Decker L. Terry and wife, Martha L. Terry

(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 15, according to Third Sector, First Addition, Indian Crest Estates, as recorded in Map Book 7, Page 143, in the office of the Judge of Probate of Shelby County, Alabama.

Subject To:

1. Taxes due and payable October 1, 1986.
2. Building setback line of 125 feet reserved from Foxfire Circle and 75 feet reserved from Indian Crest Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including a 15 foot easement on the Northwestern side and a 10 foot easement on West and South sides.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 30 page 646 in said Probate office.
5. Fire District Dues when construction of residence is begun.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
SEE NTR. 065-509-
1986 APR -1 AM 8:59
RERECORDED - 066-95

1. Deed Tax \$ 6.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 9.50

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:

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 and seal, this 21st day of February, 1986.

WITNESS:

Walter DeForest Johnson
Darlene L. Thompson

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned authority hereby certify that Walter DeForest Johnson and wife, Darlene L. Thompson 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21st day of February

Form 3091

Wiginton, Bailey & Reeves

Statesman Building
105 Vulcan Road, Suite 401
Birmingham, Alabama 35209

My Commission Expires