

This form furnished by:

Cahaba Title, Inc.

TITLE NOT EXAMINED

988-5600

Central State Bank
P. O. Box 180
Calera, AL 35040

This instrument was prepared by: 785
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, AL 35244

Send Tax Notice to:
(Name) Alva and Linnie Battle
(Address) P. O. Box 31
Shelby, AL 35143

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand Three Hundred and No/100ths DOLLARS
(\$33,300.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Scott T. Richards, Jr. and Carol Richards Miller, both married individuals
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alva Battle and Linnie Battle

(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 12, Block 4, and the North 50 feet of Lot 6, Block 4, according to the map and survey
of Pine Grove Camp as recorded in Map Book 4, Page 8, in the Probate Office of Shelby
County, Alabama, being situated in the Southeast Quarter of the Southeast Quarter,
Section 12, Township 24, Range 15 East.

Mineral and mining rights excepted. Situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

\$26,763.70 of the above consideration was paid from mortgage recorded simultaneously
herewith.

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

1986 AUG 12 AM 9:02

Thomas A. ...
JUDGE OF PROBATE

1. Deed Tax \$ 700
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 1050

BOOK 085 PAGE 525

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 for 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 31st
day of July, 19 86.

WITNESS

(Seal)

(Seal)

(Seal)

Scott T. Richards, Jr. (Seal)
Scott T. Richards, Jr.
Carol Richards Miller (Seal)
Carol Richards Miller
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

} General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Scott T. Richards, Jr. and Carol Richards Miller
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 31st day of July, A.D. 19 86

Central State Bank

Dannie Robinson

