

This instrument was prepared by

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**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company

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-FIVE THOUSAND AND NO/100 (\$35,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
LEONARD H. WHITE, JR., a married man

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

JOE J. JOSEPH, a married man and DENNIS M. JOSEPH, a married man

(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:

Lots 2, 7A, 9 and 9A, all in Block 3, and Lots 10 and 12, in Block 2, of a Resurvey of Fernwood, Third Sector, as recorded in Map Book 7 page 80 in the Office of the Judge of Probate of Shelby County, Alabama. ALSO, Lots 1 and 2, in Block 1, according to the survey of Fernwood, Fourth Sector, as recorded in Map Book 7 page 96 in the Office of the Judge of Probate of Shelby County, Alabama. All being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 26 page 77 (Third Sector) and Misc. Book 27 page 507 (Fourth Sector) in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 129 page 37; Deed Book 178 page 280 and Deed Book 188 page 544 in Probate Office of Shelby County, Alabama.

Right of Way granted to Shelby County by instrument recorded in Deed Book 186 page 531 (Third and Fourth Sector) and Deed Book 314 page 927 (Third Sector) in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 48 page 461 in Probate Office of Shelby County, Alabama.

Building setback line and public utility easements as shown by recorded plat.

This property does not constitute the homestead of the Grantor herein. The Grantor owns other real property that does constitute homestead.

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(s) and seal(s), this 3rd day of October, 1986

WITNESS:

Deed Tax \$ 35.00

Mtg. Tax

Recording Fee 2.50

Indexing Fee 1.00

TOTAL 38.50

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

1986 OCT - 8 AM 11:12 (Seal)

Thom A. Swann (Seal)
JUDGE OF PROBATE

Leonard H. White, Jr. (Seal)

Leonard H. White, Jr.

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned

hereby certify that Leonard H. White, Jr., a married man

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 was made.

Given under my hand and official seal this 3rd day of October, A. D. 1986