

This instrument was prepared by

(Name) Courtney H. Mason, Jr.
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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 Seventy two thousand & 00/100ths (\$72,000.00) DOLLARS

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

Dan L. Howard and wife, Patricia A. Howard
 (herein referred to as grantors) do grant, bargain, sell and convey unto

Larry R. Estes and wife, Melessia Dawn Estes

(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 2, according to the survey of Park Forest Subdivision, First Sector, as recorded in Map Book 7 page 155 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
 Mineral and mining rights excepted.

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

Grantees' Address: 102 Forest Parkway, Montevallo, Alabama 35115

\$57,050.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 110 PAGE 975

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

1987 JAN 20 PM 12:11

Thomas R. Shouder, Jr.
 JUDGE OF PROBATE

1. Deed Tax \$ 15.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 1.00
 TOTAL 18.50

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, 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 16th day of January, 1987

WITNESS:

(Seal)

(Seal)

(Seal)

Dan L. Howard
 Dan L. Howard

Patricia A. Howard
 Patricia A. Howard

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Dan L. Howard and wife, Patricia A. Howard are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day ofA. D. 19 87