

This form furnished by:

Cahaba Title, Inc.

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

Send Tax Notice to:
(Name) Daniel L. Gardner
(Address) Ann G. Young
4688 Wooddale Lane
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Three Thousand One Hundred Sixty Four & no/100th (\$23,164.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mark H. Wellensiek and wife, Sally Wellensiek

(herein referred to as grantors) do grant, bargain, sell and convey unto Daniel L. Gardner, a single individual and Ann G. Young, a single individual (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 6, according to the survey of Chaparral, Second Sector, as recorded in Map Book 8 page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promises to pay that certain mortgage to Alliance Mortgage Company as recorded in Mortgage Book 120 Page 379 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

1. Deed Tax \$ 23.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 27.00

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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, we have hereunto set our hand(s) and seal(s), this 16th day of November, 19 87.

WITNESS STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1987 NOV 17 AM 9:07 (Seal)
Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE

Mark H. Wellensiek (Seal)
Mark H. Wellensiek
Sally Wellensiek (Seal)
Sally Wellensiek

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Mark H. Wellensiek AND WIFE, Sally Wellensiek 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 16th day of November A.D., 19 87

3/10/91

My Commission Expires:

Notary Public