

This form furnished by:

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This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Richard W. Vickers
(Address) 109 Cheshire Road
Harpersville, AL 35078

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven thousand seven hundred & 00/100ths (\$7,700.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Jeffrey D. Boomhower and wife, Kathy L. Boomhower
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard W. Vickers and wife, Donna R. Vickers
(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:

From the Southeast corner of the SW 1/4 of the SW 1/4 of Section 23, Township 19 South, Range 1 East, run Northwardly along the East line of said 1/4 1/4 Section a distance of 651.18 feet to the point of beginning; thence left 41 deg. 08 min. a distance of 168.40 feet to a point on the South right of way line of a dirt road; thence left 51 deg. 51 min. along said right of way a distance of 115.0 feet; thence left 87 deg. 12 min. a distance of 126.59 feet; thence left 91 deg. 14 min. 30 sec. a distance of 225.28 feet to the point of beginning of the property herein described; being situated in Shelby County, Alabama.

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

\$2,950.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 4.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 8.00

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 23rd day of November, 19 87.

WITNESS

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

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Thomas L. Boomhower, a Notary Public in and for said County, in said State, hereby certify that Jeffrey D. Boomhower and wife, Kathy L. Boomhower 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23rd day of November A.D., 19 87

3/10/91

Notary Public