

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, Alabama 35236-0187

13/64

Send Tax Notice to:
(Name) James D. Freeman
(Address) 1119 Lake Forest Circle
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Two hundred ten thousand five hundred & 00/100ths (\$210,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph C. Ware and wife, Julia I. Ware (herein referred to as grantors) do grant, bargain, sell and convey unto

James D. Freeman and wife, Ardeth S. Freeman (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 212, according to the Map and Survey of Riverchase Country Club, 9th Addition, as recorded in Map Book 8, Pages 46 A & B, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

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

BOOK 195 PAGE 267

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 18th day of July, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)

Joseph C. Ware (Seal)
Joseph C. Ware
Julia I. Ware (Seal)
Julia I. Ware (Seal)

STATE OF ALABAMA }
_____ COUNTY } **General Acknowledgment**

I, _____ the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Joseph C. Ware - 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 bears date.

Given under my hand and official seal this 14th day of July, A.D., 19 88

10-22-91

My Commission Expires:

[Signature]
Notary Public

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that Julia I. Ware, a married woman, 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 THE 18TH DAY OF JULY, 1988.

[Handwritten Signature]

Notary Public

My Commission Expires: 3/10/91

- 1. Deed Tax \$ 210.50
- 2. Mtg. Tax
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 216.50

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

88 JUL 20 PM 5:13

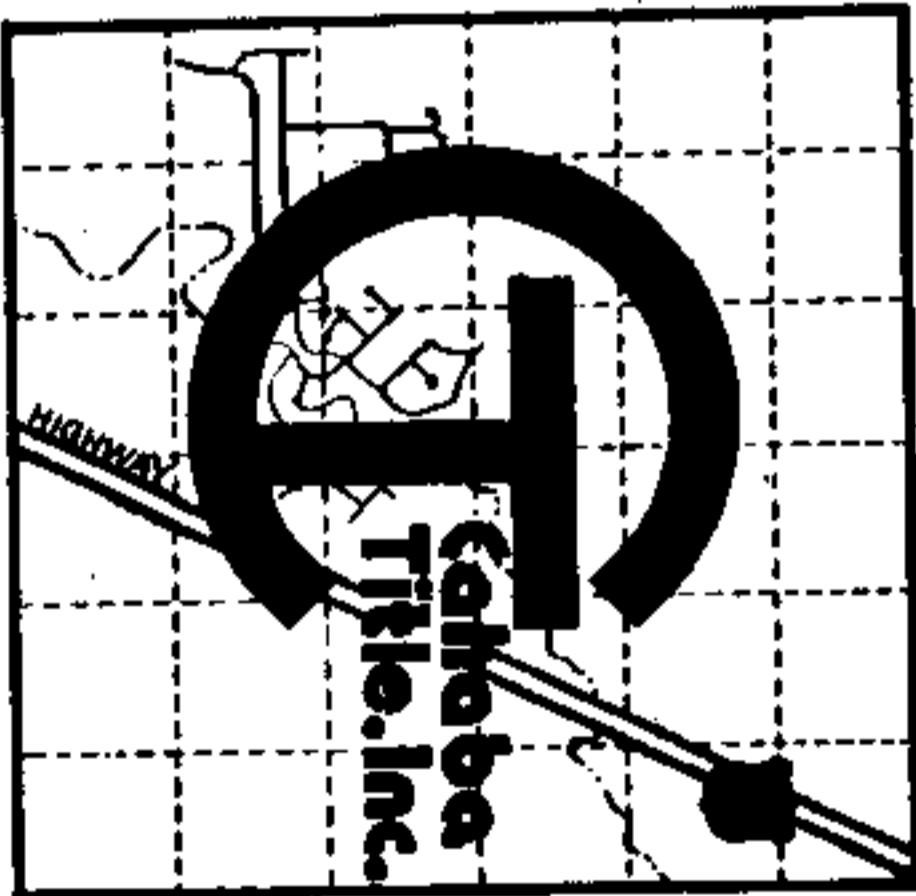
[Signature]
JUDGE OF PROBATE

BOOK 561 PAGE 268

Return to:

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$

Deed Tax \$

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Cahaba Title, Inc.

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