

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
SHELBY COUNTY

1812

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY SEVEN THOUSAND FIVE HUNDRED & 00/100--- (\$127,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howard W. Lane and wife, Kathy F. Lane (herein referred to as grantors), do grant, bargain, sell and convey unto Howard D. Park and wife, Martha King Park (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 9, according to Plat of Sector Two, Spring Garden Estates, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 5, Page 12; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

BOOK 206 PAGE 310

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

\$102,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 458 Auburn Road, Helena, Alabama 35080

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 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 stated 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 hands and seals, this 22nd day of September, 1988.

- 1. Deed Tax \$ 25.50
- 2. Mtg. Tax \_\_\_\_\_
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 29.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
88 SEP 27 AM 11:34  
Thomas A. Swindley, Jr.  
JUDGE OF PROBATE

Howard W. Lane (SEAL)  
Howard W. Lane  
Kathy F. Lane (SEAL)  
Kathy F. Lane

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Howard W. Lane and wife, Kathy F. Lane whose names 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 22nd day of September A.D., 1988

[Signature]  
Notary Public

My Commission Expires March 15, 1992