

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Jack E. Eidson(Address) 1062 Independence CourtAlabaster, Alabama 35007

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SEVEN THOUSAND FIVE HUNDRED & NO/100TH (\$87,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James E. Green d/b/a James E. Green Homebuilders (herein referred to as grantors) do grant, bargain, sell and convey unto Jack E. Eidson and wife, Elva J. Eidson

(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 66, according to the survey of Autumn Ridge, as recorded in Map Book 12 page 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$78,750.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

This property is not the homestead property of the above-named grantor, as defined by the Code of Alabama.

1. Deed Tax \$ 9.00  
2. Mtg. Tax ---  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 12.50

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 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, I have hereunto set my hand(s) and seal(s), this 4th day of November, 19 88.

WITNESS

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

(Seal)

(Seal)

(Seal)

JAMES E. GREEN D/B/A JAMES E. GREEN  
HOMEBUILDERS

(Seal)

(Seal)

(Seal)

88 NOV -7 PM 1:10

STATE OF ALABAMA  
SHELBY COUNTY

COUNTY

} General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that JAMES E. GREEN D/B/A JAMES E. GREEN HOMEBUILDERS 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 4TH day of NOVEMBER A.D., 19 88

3/10/91

My Commission Expires:

Notary Public