

This form furnished by:

Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

500.00

This instrument was prepared by:

(Name) E. Wayne McCain

(Address) _____

Send Tax Notice to:

(Name) _____

(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. Wayne McCain

(herein referred to as grantors) do grant, bargain, sell and convey unto

Henry G. Wegener and Mary D. Wegener

(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:

An easement for ingress, egress and utilities in the NE 1/4 of the NE 1/4 of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Northeast corner of said Section 25; thence run South along the East section line 758.10 feet; thence turn right 83 deg. 22 min. 11 sec. and run West 226.50 feet; thence turn left 83 deg. 22 min. 11 sec. and run South 70.00 feet to the point of beginning; thence continue last course 6.67 feet to a point on the Northeast right of way of a 30 foot easement for ingress, egress and utilities; thence turn left 65 deg. 32 min. 15 sec. and run Southeasterly along said right of way 32.96 feet; thence turn left 114 deg. 27 min. 45 sec. and run North 26.07 feet; thence turn left 100 deg. 50 min. 49 sec. and run Westerly 30.55 feet to the point of beginning; being situated in Shelby County, Alabama.

This property does not constitute any part of the homestead of the grantor herein.

BOOK 229 PAGE 697

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 6th day of March, 19 89

WITNESS

1. Doc. Tax \$ 50

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 4.00

STATE OF ALABAMA
Shelby

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

89 MAR 10 AM 8:07 (Seal)

Thomas G. Henderson (Seal)

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that E. Wayne McCain 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of March, A.D., 19 89

Martha B. Ferguson
Notary Public