

This form furnished by:

Cahaba Title, Inc.

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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) Alford Noel Allinder

(Address) 1239 Navajo Trail

Alabaster, 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 Fifteen thousand three hundred & no/100 (\$15,300.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert Keith Smyser and wife, Teresa G. Smyser
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alfred Noel Allinder and wife, JoAnn H. Allinder
(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 16, according to Navajo Hills, Third Sector, as shown by map and recorded in Map Book 5 page 56 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to CBS Mortgage Co., Inc. dated January 31, 1986 and recorded in Real 60 page 286; which mortgage was assigned to Molton, Allen & Williams in Real 157 Page 209 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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

1. Dead Tax \$ 15.50
2. Mig Tax
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 20.00

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 10 day of April, 19 89

WITNESS

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

89 APR 17 AM 10:14

JUDGE OF PROBATE

Robert Keith Smyser (Seal)
Robert Keith Smyser
Teresa G. Smyser (Seal)
Teresa G. Smyser

STATE OF ALABAMA

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Keith Smyser and wife, Teresa G. Smyser 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 10 day of April A.D., 19 89

Notary Public, Cobb County, Georgia
My Commission Expires Feb. 27, 1993

Orthelya Wilkerson
Notary Public

My Commission Expires: