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1654

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

Send Tax Notice to:
(Name) Richard P. Hovey
(Address) 5026 Stratford Road
Birmingham, Alabama 35242-3120

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of One hundred forty four thousand and NO/100ths (\$144,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ted W. Reynolds and wife, Kimberly H. Reynolds

(herein referred to as grantors) do grant, bargain, sell and convey unto Richard P. Hovey and wife, Janice A. Hovey

(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 52, according to the Survey of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8 page 109, in the Office of the Judge of Probate 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.

\$105,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 39.00
2. Mtg. Tax	—
3. Recording Fee	2.50
4. Indexing Fee	3.00
TOTAL	44.50

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, we have hereunto set our hand(s) and seal(s), this 23 day of JULY, 19 89

WITNESS
OFFICIAL SEAL
DONNA S. STEVENS
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires Oct. 31, 1989

Ted W. Reynolds (Seal)

Kimberly H. Reynolds (Seal)

JUDGE OF PROBATE (Seal)

STATE OF ~~ALABAMA~~ ARIZONA }
Maricopa COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ted W. Reynolds and wife, Kimberly H. Reynolds 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 23 day of JULY A.D., 19 89
October 31, 1989 Donna S. Stevens