

This form furnished by:

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This instrument was prepared by:  
(Name) Courtney H. Mason, Jr.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:  
(Name) Mr. William M. LaRue  
(Address) 812 Mountain Parkway  
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 SEVENTY THREE THOUSAND ONE HUNDRED FIFTY NINE AND 09/100ths (\$73,159.09) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Darby Lee Clay and wife, Belinda Clay (herein referred to as grantors) do grant, bargain, sell and convey unto

William M. LaRue and wife, Janet Kay LaRue (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, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 26, according to the Survey of Woodland Hills, First Phase, Fifth Sector, as recorded in Map Book 7 page 152 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantee(s) expressly assum(s) and promise(s) to pay that certain mortgage to Cameron-Brown Company dated August 5, 1986 in amount of \$68,550.00 and recorded in Real 85 page 155; which mortgage was last assigned to Barclays/American Mortgage Corporation in Real 209 page 813, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 275 PAGE 814

1. Deed Tax	\$ 5.00
2. Imp. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Notary Fee	\$
5. Imp. Tax Fee	\$ 1.00
6. Certified Stamp Fee	\$
<b>Total</b>	<b>\$ 11.50</b>

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.

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 17<sup>th</sup> day of January, 19 90

WITNESS

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

90 JAN 24 PM 12:24

Darby Lee Clay (Seal)  
Belinda Clay (Seal)

STATE OF ALABAMA

KNOX COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Darby Lee Clay and wife, Belinda Clay 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 17<sup>th</sup> day of January, A.D., 19 90

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Shirley L. ...