

This instrument was prepared by

✓ MASON & FITZPATRICK, P.C.  
100 Concourse Pkwy., Suite 350  
Birmingham, Alabama 35244

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 FIFTY TWO THOUSAND & NO/100— (\$152,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Martin D. Olinger and wife, Nancy A. Olinger (herein referred to as grantors), do grant, bargain, sell and convey unto Jerry Arthur Bates and wife, Deborah D. Bates (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23, according to the Survey of Valleybrook, Phase II, Resurvey, as recorded in Map Book 12, page 12, in the Probate Office of Shelby County, Alabama.

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PAGE  
323  
BOOK

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

\$144,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5205 Valley Brook Trace Birmingham, Alabama 35124

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 of 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 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 stated 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 17th day of December, 1990.

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

90 DEC 20 AM 10:01

JUDGE OF PROBATE

*M.D.O.*  
\_\_\_\_\_  
Martin D. Olinger (SEAL)

*Nancy A. Olinger*  
\_\_\_\_\_  
Nancy A. Olinger (SEAL)

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 Martin D. Olinger and wife, Nancy A. Olinger 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 17th day of December A.D., 1990

*[Signature]*  
\_\_\_\_\_  
Notary Public

1. Deed Tax	8.00
2. Mtg. Tax	0.00
3. Recording Fee	7.20
4. Indexing Fee	4.80
5. No Tax Fee	0.00
6. Certified Fee	1.80
Total	21.80

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/10/91