

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1995-17545

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY NINE THOUSAND & NO/100---- (\$69,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Patricia L. Sisbarro, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Bradley J. Scherer and wife, Tiffany Scherer (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:

A part of the South 1/2 of the NW 1/4 of Section 34, Township 19 South, Range 2 East, more particularly described as follows: Begin at a point where the South line of said NW 1/4 is intersected by the West right of way line of Chancellors Ferry Road; thence run in a Northwesterly direction along the Western right of way of said Chancellors Ferry Road a distance of 210 feet to a point; thence turn to the left and run Westerly, parallel to the Southern boundary of said NW 1/4 a distance of 210 feet to a point; thence turn to the left and run Southeasterly, parallel with the Western boundary of said Chancellors Ferry Road a distance of 210 feet to a point on the South boundary of said NW 1/4; thence turn to the left and run Easterly along the Southern boundary of said NW 1/4, 210 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$67,536.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 60 Sun Valley Road, Harpersville, Alabama 35078.

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 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, I have hereunto set my hand and seal, this 29th day of June, 1995.

Patricia L. Sisbarro
Patricia L. Sisbarro

07/05/1995-17545
05:18 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
19.00
001 NEL

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Patricia L. Sisbarro, a single individual 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

[Signature]
Notary Public