

This Instrument Was Prepared By:  
Dickerson Morse & Yost, P. C.  
1920 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:  
Daniel H. Spain  
1213 Elm Drive  
Alabaster, Alabama 35007

STATE OF ALABAMA  
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE  
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Richard P. Cobb, by Jeannie C. Cobb as her Attorney-in-Fact, and Jeannie C. Cobb, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Daniel H. Spain, an unmarried man, and Amanda A. Spain, an unmarried woman (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 11, according to the Survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5 & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Note: \$123,500.00 of the above purchase price is in the form of a mortgage in favor of Castle Mortgage Corporation, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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 on this the 11th day of May, 1999.

*Richard P. Cobb by Jeannie C. Cobb  
as his Attorney-in-Fact*

Richard P. Cobb by Jeannie C. Cobb as his Attorney-in-Fact

*Jeannie C. Cobb*  
Jeannie C. Cobb

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Jeannie C. Cobb, whose name as Attorney in Fact for Richard P. Cobb, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the conveyance, she, in her capacity as such Attorney in Fact, and with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 11th day of May, 1999.

*G. Wray Morse*  
G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

STATE OF ALABAMA  
COUNTY OF SHELBY

I, a Notary Public in and for said county and state, hereby certify that Jeannie C. Cobb, 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 conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 11th day of May, 1999.

*G. Wray Morse*  
G. Wray Morse - Notary Public

My Commission expires: September 10, 2000

05/13/1999-20344  
02:01 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 15.00

Inst # 1999-20344