

This instrument was prepared by

(Name) WILLIAM J. WYNN

(Address) 621 CITY FEDERAL BUILDING, BIRMINGHAM, ALA. 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY THOUSAND FOUR HUNDRED AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LARRY L. BLACK AND WIFE, JOYCE BLACK

(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES G. McFERRIN AND WIFE, MARTHA L. McFERRIN

(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:

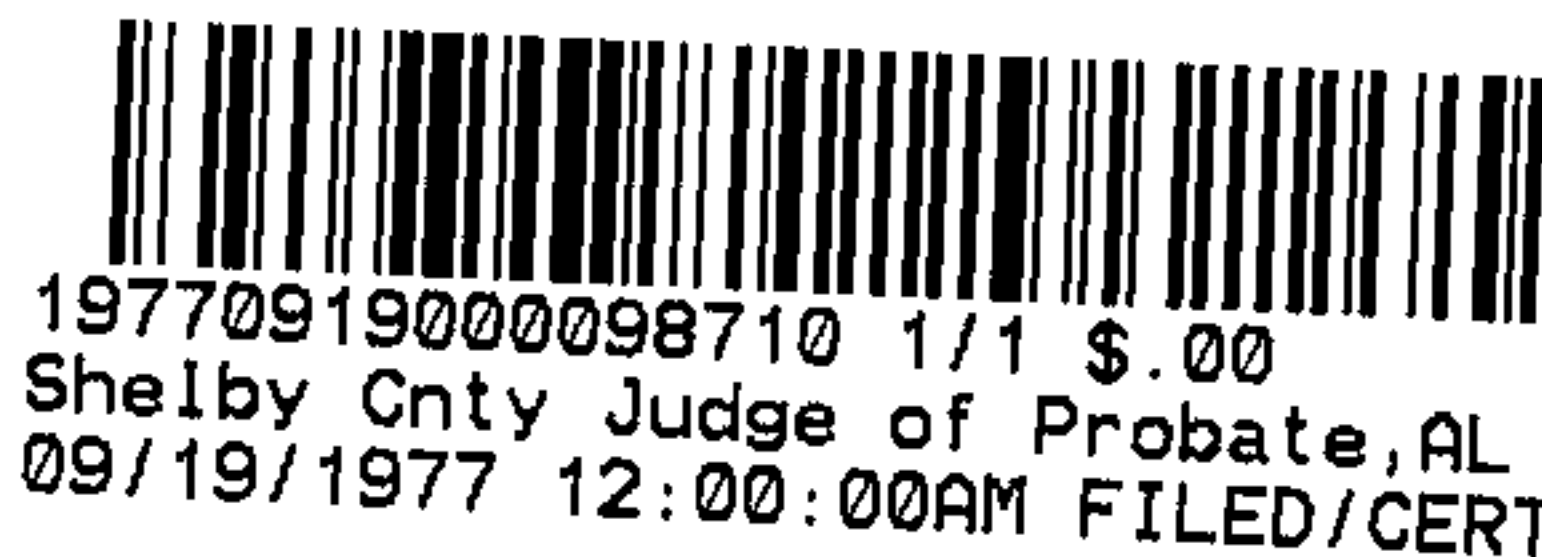
Lot 7, Block 2, according to the Survey of Oak Mountain Estates,

as recorded in Map Book 5, page 57, in the Probate Office of

Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1977.
2. Easements and building lines of record.



\$40,400.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously with delivery of this deed.

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 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 said 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 16th day of September, 1977.

WITNESS:

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

1977 SEP 19 AM 8:47

JUDGE OF PROBATE

X Larry L. Black (Seal)
LARRY L. BLACK
X Joyce Black (Seal)
JOYCE BLACK

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, WILLIAM J. WYNN, a Notary Public in and for said County, in said State, hereby certify that LARRY L. BLACK AND WIFE, JOYCE BLACK whose name S 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of September, A. D., 1977

William J. Wynn
Notary Public.