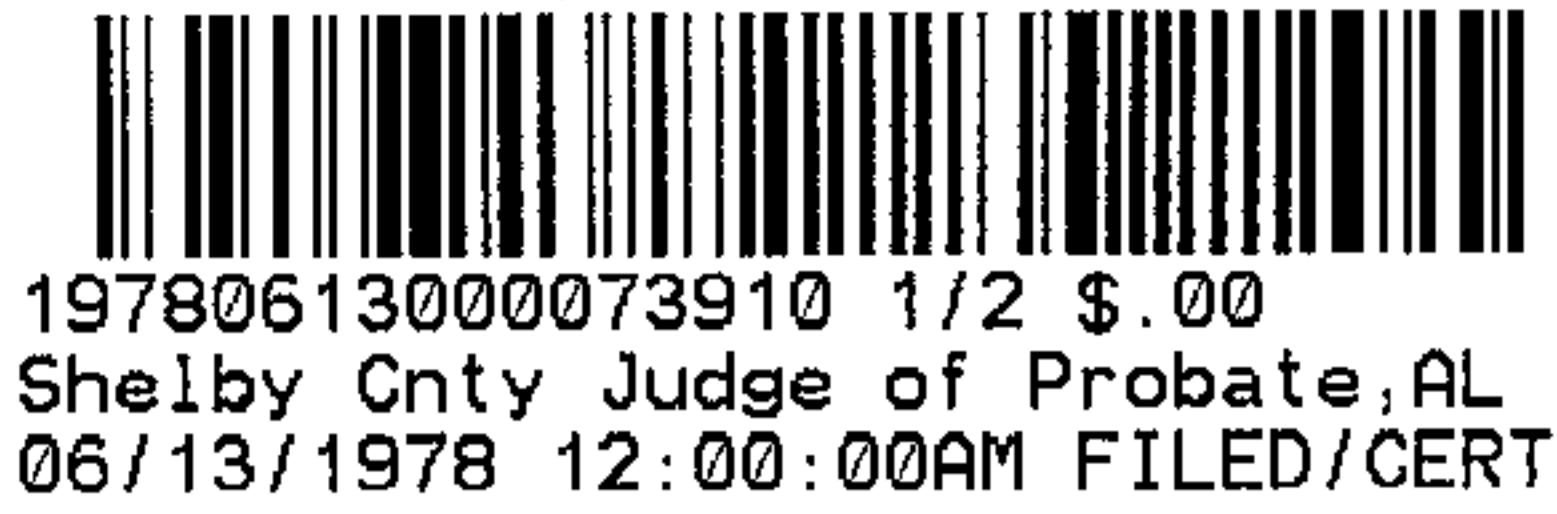


THIS INSTRUMENT WAS PREPARED BY:
A. Dozier Williams, Attorney
Suite 1716 The 2121 Building
Birmingham, Alabama 35203
(205) 252-4144



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA §
COUNTY OF SHELBY §
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and no/100 (\$1.00) Dollar and other good and valuable consideration to the Undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, MARIE K. OESTERLING, a single woman, do grant, bargain, sell and convey unto MARIE K. OESTERLING and SUE OESTERLING HARDER (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:

Unit "D", Lot 4, of Chandalar South Townhouses, as recorded in Map Book 6, Page 6, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of said Lot 4; thence run in a Northeasterly direction along the Southeast line of said Lot 4, a distance of 52.44 feet to a point; thence 90 degrees left in a Northwesterly direction, a distance of 10.52 feet to the point of beginning, said point being further identified as being the point of intersection of the extension of a wood fence enclosing the backs of Units "A", "B", "C" and "D", and the extension of a wood fence common to the Southwest side of Unit "D"; thence continue in a Northwesterly direction along the centerline of said extension of wood fence, Southwest wall and wood fence, a distance of 67.82 feet to a point of intersection with the centerline of a wood fence enclosing the fronts of Units "A", "B", "C" and "D"; thence right in a Northeasterly direction along the centerline of said fence a distance of 24.30 feet to a point of intersection with the centerline of a wood fence common to Units "C" and "D"; thence right in a Southeasterly direction along the centerline of fence, party wall and fence common to Units "C" and "D" a distance of 67.82 feet to the intersection with the wood fence enclosing the backs of Units "A", "B", and "C" and "D"; thence right in a Southwesterly direction along the centerline of said fence a distance of 3.50 feet to an intersection with the Northeast wall of an attached storage compartment; thence left in a Southeasterly direction along said wall a distance of 4.20 feet to an intersection with the Southeast wall of said storage compartment; thence right in a Southwesterly direction along said wall a distance of 6.70 feet to an intersection with the Southwest wall of said storage compartment; thence right in a Northwesterly direction along said wall a distance of 4.20 feet to an intersection with the centerline of the wood fence enclosing the backs of Units "A", "B", "C" and "D"; thence left in a Southwesterly direction along said centerline and its extension a distance of 13.60 feet to the point of beginning.

Subject to easements and restrictions of record and easements, restrictions, covenants, conditions, assessments and agreements contained in Declaration recorded in Miscellaneous Book 6, Page 804, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 312 PAGE 808

Marie K. Oesterling
915 Chandalar Ct.

BOOK 312 PAGE 869

Subject to Mortgage from Marie K. Oesterling, a unmarried woman, to Jefferson Federal Savings & Loan Association of Birmingham, dated 27th May, 1975, filed for record in the Office of Probate, County of Shelby, State of Alabama, on 26th June, 1975, at 3:48 o'clock P.M., and recorded in Mortgage Book 346 Page 745, to secure the principal sum of \$17,000.00.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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 the 6th day of June, 1978.



19780613000073910 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/13/1978 12:00:00AM FILED/CERT

Witness:

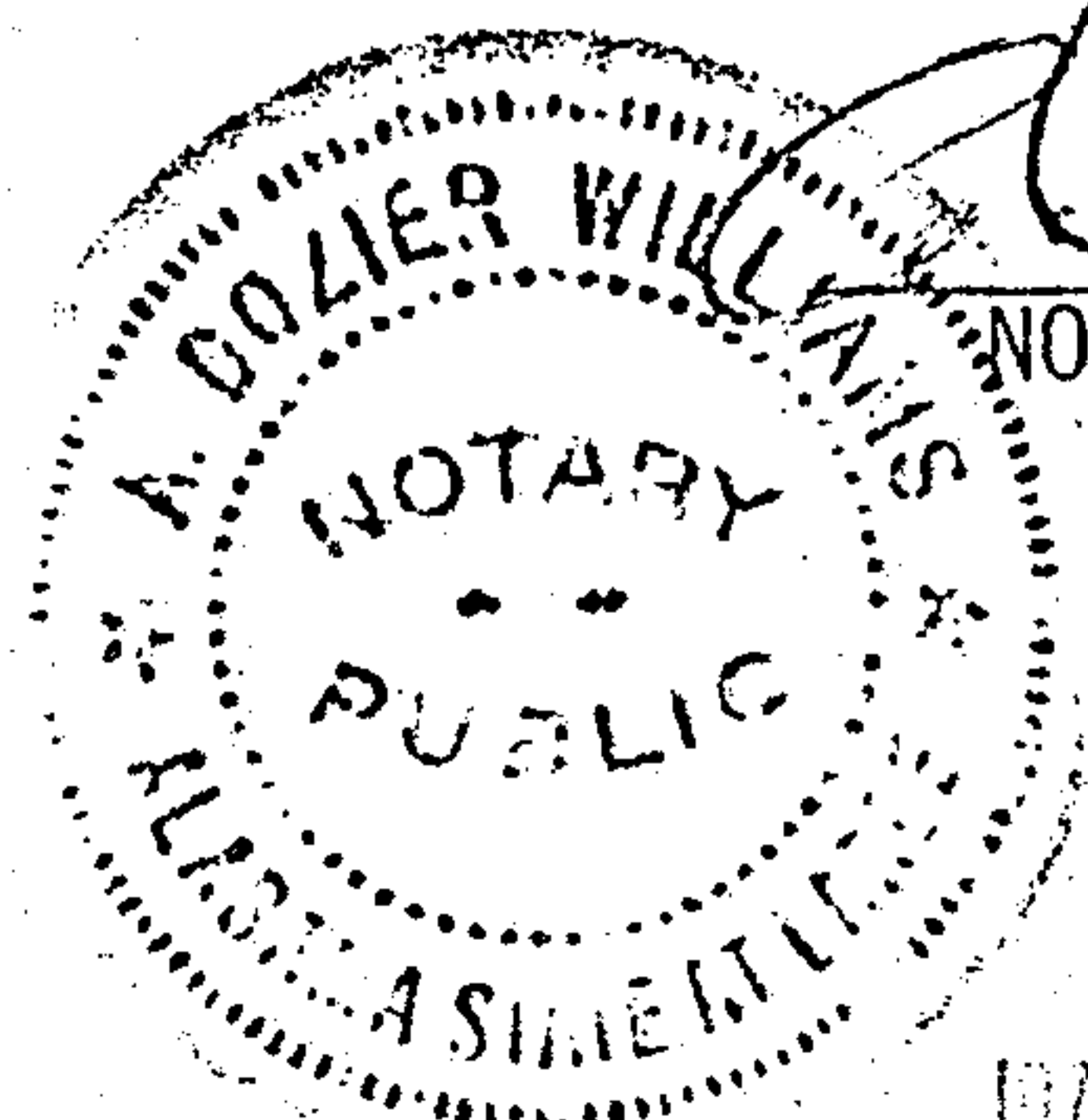
(Seal) Marie K. Oesterling (Seal)
MARIE K. OESTERLING

STATE OF ALABAMA ↓
JEFFERSON COUNTY ↓

GENERAL ACKNOWLEDGMENT

I, the Undersigned Authority, a Notary Public in and for said County, in said State, hereby certify that MARIE K. OESTERLING, a single woman, 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 the 6th day of June, 1978.



NOTARY PUBLIC

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

1978 JUN 13 AM 10:47

deed tax - .50
 Rec. 3.00
 1.00
 4.50

JUDGE OF PROBATE