This instrument was prepared by

(Name) Frank K. Bynum, Attorney

(Address) 3410 Independence Drive, Birmingham, Alabama 35209

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of EIGHTEEN THOUSAND ONE HUNDRED AND NO/100----------($18,100.00) DOLLARS AND THE ASSUMPTION OF THE HEREINAFTER DESCRIBED MORTGAGE,

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

Richard D. Coleman and wife, Patricia E. Coleman

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

James A. Yeager and wife, Peggie S. Yeager

(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:

BOOK 318 PAGE 362

Lot 5, in Block 1, according to the Survey of Brookfield Subdivision, First Sector, as recorded in Map Book 5, Page 125, in the Office of the Judge of Probate of Shelby County, Alabama.

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

As part of the consideration herein, the grantees agree to assume and pay the unpaid balance of that certain mortgage to Robinson Mortgage Company, Inc., recorded in Mortgage Book 338, Page 517, and assigned to Federal National Mortgage Association by instrument recorded in Misceallaneous Volume 7, Page 705, in the Office of the Judge of Probate of Shelby County, Alabama.

$11,916.19 of the purchase price recited above was paid from purchase money second mortgage loan closed simultaneously herewith.

19790313000030760 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/13/1979 12:00:00AM FILED/CERT

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 11th day of December, 19 78.

WITNESS:

(Seal) Richard D. Coleman (Seal)

(Seal) Patricia E. Coleman (Seal)

(Seal) (Seal)

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1979 MAR 13 AM 10:06

Deed tax - 6.50
Rec. 1.50
Cert. 1.00
General Acknowledgment 9.00

STATE OF GEORGIA
COUNTY }

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Richard D. Coleman and wife, Patricia E. Coleman 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 11 day of December, 19 78.

Notary Public, Notary Public at Large
My Commission Expires: March 9, 1982

(SEAL)