This instrument was prepared by



This Form furnished by:

Cahaba Title. Inc. 1970 Chandalar South Office Park

Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA SHELBY

KNOW ALL MEN BY THESE PRESENTS.

Sixty-nine Thousand Nine Hundred and no/100------That in consideration of

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Bedsole and wife, Betty I. Bedsole

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

James Phillip Sheppard and wife, Kristy S. Sheppard

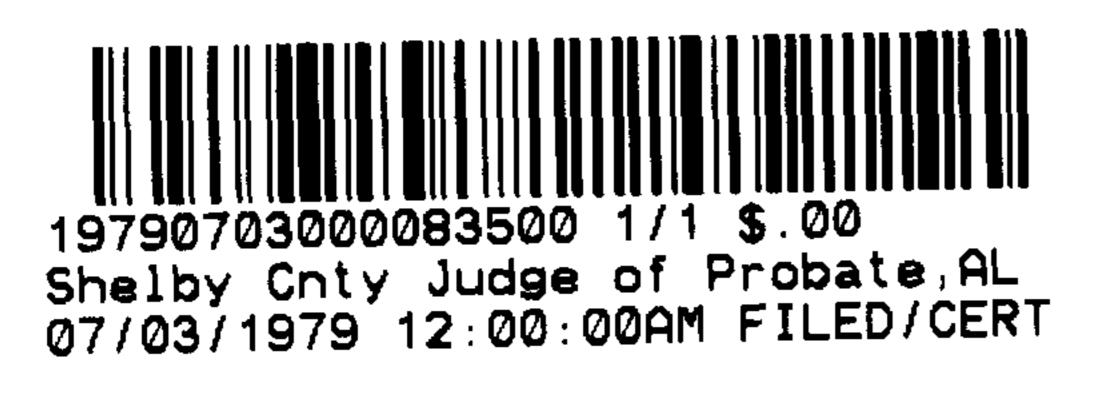
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated Shelby County, Alabama to-wit:

Lot 3, Block E, according to the Amended Map of Fox Haven, First Sector, as recorded in Map Book 7, Page 86, in the Probate Office of Shelby County, Alahama.

Subject to easements and restrictions of record.

\$69,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 29th day of June, 19. 79 WITNESS: (Seal)

STATE OF ALABAMA SHELBY

General Acknowledgment

I, the undersigned	••••••••	~~*****		a Notary Public in	and for said County, in said State.
hereby certify that William E. Beds	ole ar	d wife,	Bet	ty I. Bedsol	e
whose name .Sare signed to	the foreg	oing convey	ance, an	d who are know	wn to me, acknowledged before me
on this day, that, being informed of the conte	nts of the	conveyance	e	they	executed the same voluntarily
on the day the same bears date.					
Given under my hand and official seal this	29 th	day of		June	* Th 10 / 9

Marine Marine

Eary Public.