

This instrument prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2163 MONTGOMERY HIGHWAY, PELHAM, ALA. 35124

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of FORTY-FIVE THOUSAND EIGHT HUNDRED EIGHTY-THREE AND 01/100 DOLLARS (\$36,883.01 of the above consideration being in the form of mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DAVID WAYNE SAYERS AND WIFE, NANCY MULLINS SAYERS

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

WILLIAM MICHAEL O'STEEN AND WIFE, RENA B. O'STEEN

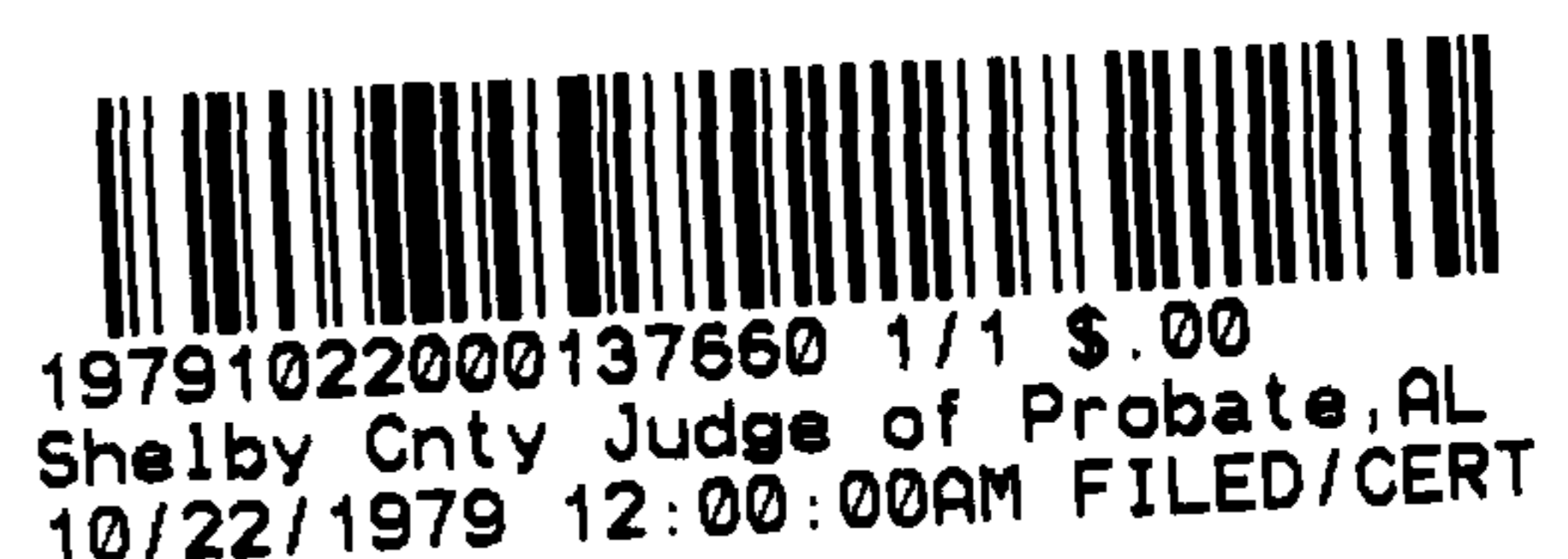
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 5, Block 1, according to a resurvey of Farris-Smith Subdivision as recorded in Map Book 4, Page 60, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem taxes due and payable October 1, 1980.
2. Easements, restrictions, building lines, agreements, rights of ways, mineral and mining rights, if any, of record.
3. Mortgage dated February 20, 1978, executed by David Wayne Sayers and wife, Nancy Mullins Sayers, to Birmingham Federal Savings & Loan Association, in the principal amount of \$37,300.00, filed for record February 22, 1978 at 9:59 AM and recorded in Volume 374, page 924, in the Probate Office of Shelby County, Alabama, which grantees assume and agree to pay.

BOOK 322 PAGE 798



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 18th day of October, 1979.

WITNESS:

..... (Seal)

..... (Seal)

..... (Seal)

David Wayne Sayers (Seal)
 DAVID WAYNE SAYERS

Nancy Mullins Sayers (Seal)
 NANCY MULLINS SAYERS

..... (Seal)

Deed 9.00
 Rec. 1.50
 Ind. 1.00
 11.50

STATE OF ALABAMA SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAVID WAYNE SAYERS AND WIFE, NANCY MULLINS SAYERS 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 18th day of October, A. D., 1979

W. J. WYNN
2163 MONTGOMERY HIGHWAY
PELHAM, ALA. 35124

William J. Wynn
Notary Public.