

SEND TAX NOTICE TO: James R. Nelson & Colleen Nelson, 2929 Clydebank Cir Birmingham, AL 35243

This instrument was prepared by

(Name) Louis H. Bayer, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.A.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35255

Form 1-1.5 Rev. 1-56

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 Ninety-eight Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howard E. Rector and wife, Mary E. Rector and James C. Isom and wife, Imogene H. Isom,

(herein referred to as grantors) do grant, bargain, sell and convey unto James R. Nelson and wife, Colleen M. Nelson,

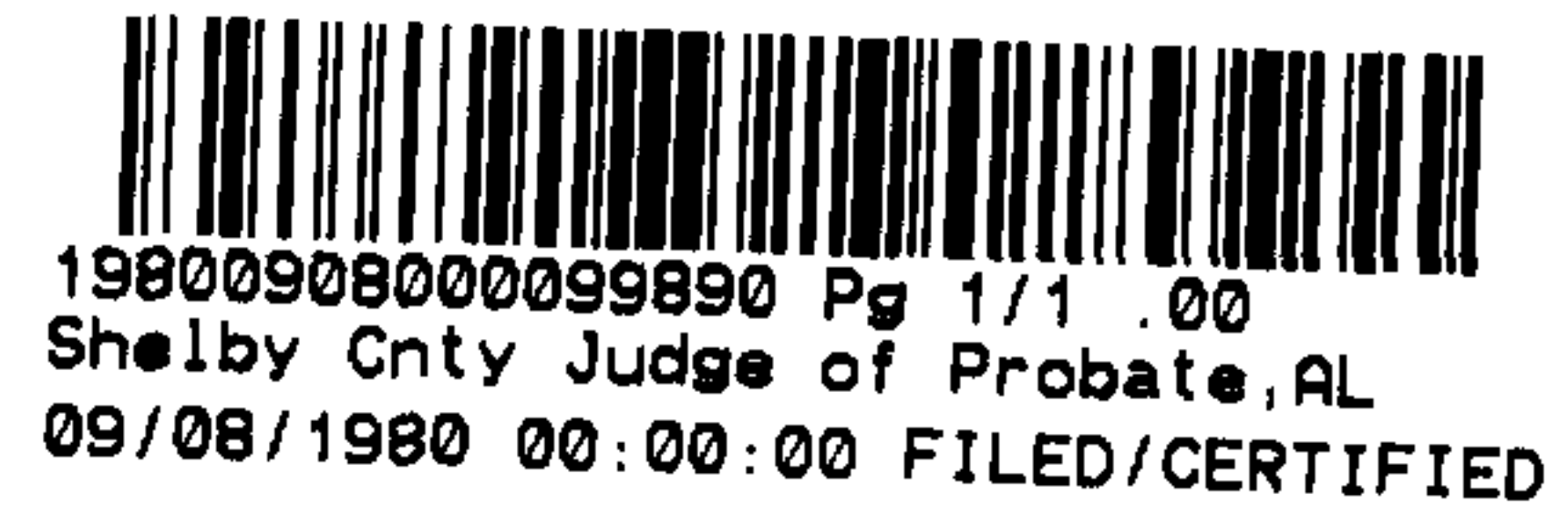
(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 21 Block 2, according to the First Addition to Selkirk A Subdivision of Inverness, Phase IV, Single Family Residence as recorded in Map 7 page 149, in the Probate Office of Shelby County, Alabama.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. Ad valorem tax due 10/1/80 which grantees herein assume and agree to pay.
2. 30' Building line as shown by recorded map.
3. 10' Easement on rear as shown by recorded map.
4. Restrictions recorded in Misc. Vol. 31, page 185, and Misc. Vol. 31, page 783, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Misc. Vol. 31, page 775, and Vol. 321, page 168, in said Probate Office.

\$72,000.00 of the purchase price recited above was paid from the proceeds of 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 5th day of September, 19 80.

WITNESS:

Notary Public Seal: JAMES R. NELSON & COLLEEN NELSON, SHELBY COUNTY, ALABAMA. Includes date stamp: 1980 SEP -8 11:34.

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Howard E. Rector and wife, Mary E. Rector and James C. Isom and wife, Imogene H. Isom 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. I certify my hand and official seal this 5th day of September, A. D. 1980.

Signatures and names of Howard E. Rector, Mary E. Rector, James C. Isom, and Imogene H. Isom.

General Acknowledgment