

(Name) ✓ John F. Tanner, Attorney at Law
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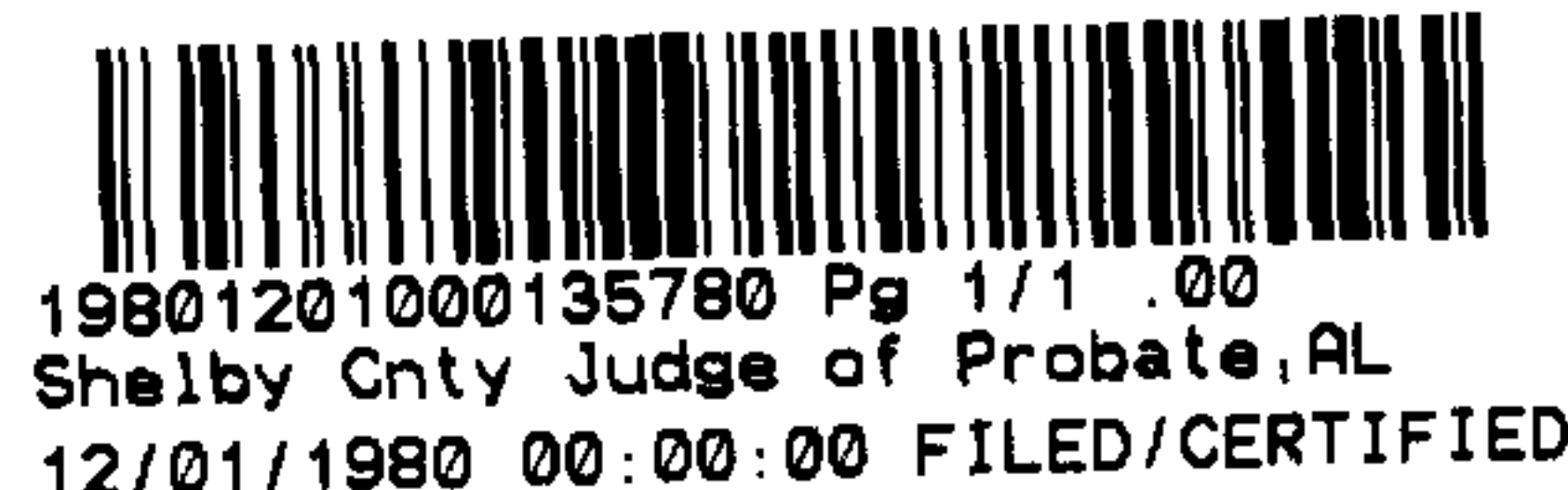
Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 16

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

That in consideration of Eleven thousand, five hundred (\$11,500.00) Flat Equity DOLLARS and the assumption of a loan in the principal amount of Thirty Seven Thousand Nine Hundred Eighty Three Dollars and 53/100 (\$37,983.53) to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lyle D. Mitchell, a single man
(herein referred to as grantors) do grant, bargain, sell and convey unto
David H. Threet and wife, Connie H. Threet



(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 17, according to the survey of Monte Bello, as recorded in Map Book 6 Page 23 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) All assessments and taxes for the year 1981 and all subsequent years. (2) Restrictive covenants and conditions recorded in Mics. Book 8 Page 415 in Probate Office. (3) Transmission Line Permit of Alabama Power Company and Southern Bell Tel & Tel Co. recorded in Deed Book 289 Page 422 (4) Building setback line of 40 feet reserved from Monte Bello Lane, as shown by plat. (5) Public utility easements as shown by recorded plat, including 15' easement on the south and open space for drainage on the east.

Grantees herein hereby assume and agree to pay that certain Mortgage in favor of Real Estate Financing, Inc. dated June 28, 1977, and recorded in Mortgage Book 366 Page 722 in Probate Office.

THIS IS A CORRECTION DEED to replace that Deed previously recorded on November 7, 1980 in Book 329 Page 664 in the Probate Office of Shelby County.

BOOK 329 PAGE 943

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, I have hereunto set my hand(s) and seal(s), this day of , 19

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Corrected 1980 DEC -1 AM 8:54 Rec. 150 Ind. 100 (Seal) 250 Lyle D. Mitchell (Seal) (Seal) (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, John F. Tanner, a Notary Public in and for said County, in said State, hereby certify that Lyle D. Mitchell 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18 day of A. D. 19

