

This instrument was prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 3400 Montgomery Highway, Pelham, Alabama 35124

WARRANT 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 NINETY-SEVEN THOUSAND FOUR HUNDRED TEN AND 26/100-----DOLLARS (\$82,410.26 of the above consideration being in the form of a mortgage assumed).

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

JAMES ROGERS FANNING, AN UNMARRIED MAN,

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

JACK H. CURRY AND WIFE, WILMA CURRY,

(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 18, according to the map and survey of Chandalar South, First Sector, as recorded in Map Book 5, Page 106, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
3. Building lines, restrictions, agreements and rights of way of record.
4. Mortgage to Jefferson Federal Savings and Loan Association, recorded in Volume 396, Page 689, and corrected by Volume 398, Page 658, in the said Probate Office, which Grantees assume and agree to pay.

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 28th day of January, 1981

WITNESS:  
STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
(Seal)  
1981 JAN 30 AM 10:20  
(Seal)

x *James Rogers Fanning* (Seal)  
JAMES ROGERS FANNING  
(Seal)

*Thomas G. Shavelle, Jr.*  
CLERK OF PROBATE  
(Seal)  
Rec'd 15:00

STATE OF ALABAMA  
SHELBY COUNTY

Ind. 1.00  
1750

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that JAMES ROGERS FANNING, AN UNMARRIED MAN, whose name S 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 28th day of January, 1981.

*Thelma...*  
Notary Public.

BOOK 330 PAGE 918

*W. J. Wynn*  
3400 Montgomery Highway  
Pelham, Alabama 35124