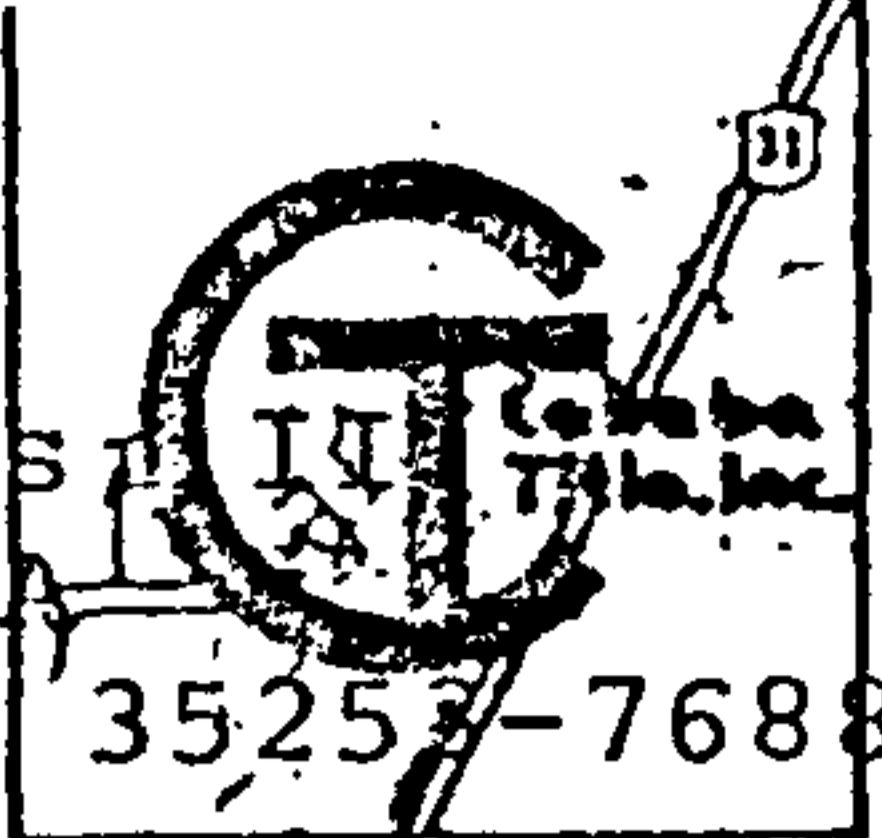


This instrument was prepared by

(Name) William T. Mills

(Address) P. O. Box 7688-

Birmingham, Al.



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale R

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600

AGENT FOR



19811023000113260 Pg 1/1 00
Shelby Cnty Judge of Probate, AL
10/23/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

683

C 37,500.00

That in consideration of SEVENTY-FIVE THOUSAND AND NO/100 (\$75,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
GERALD J. RICHARD and wife, DIANE A. RICHARD
(herein referred to as grantors) do grant, bargain, sell and convey unto

STEVE SAYLER and KATHY L. READ
(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 29, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, reservations, rights-of-ways, set-back lines and limitations, if any, of record.

Sales price is \$75,000.00, of which \$67,500.00 is represented by a mortgage loan closed and recorded simultaneously herewith.

BOOK 335 PAGE 691

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 30th day of September, 1981

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Deed TAX 7.50
Qer 1.50
Ind 1.00
10.00
1981 OCT 23 AM 10:30 (Seal)
see Mtg H16-H53
[Signature] (Seal)
JUDGE OF PROBATE

[Signature] (Seal)
Gerald J. Richard

[Signature] (Seal)
Diane A. Richard

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gerald J. Richard and wife, Diane A. Richard whose name s are signed to the foregoing conveyance, and who are known to me and 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 30th day of September

[Signature]
Notary Public

