

(Name) William E. Swatek, Attorney at Law

(Address) 3400 Highway 31 South, Pelham, Alabama 35124

Form 1-1-6 Rev. 1-66

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 Thirty-Four Thousand and no/100ths (\$34,000.00)----- DOLLARS and the assumption of that certain mortgage recorded in Mtg. Book 365, Page 95 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John N. Ferree, Jr. and wife Virginia A. Ferree
(herein referred to as grantors) do grant, bargain, sell and convey unto

William C. Cummins and wife Leslie H. Cummins
(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 46, according to the Survey of Valley Forge, as recorded in Map Book 6, Page 60, in the Probate Office of Shelby County, Alabama.

BOOK 337 PAGE 906

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 16th day of February, 1982

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
WARRANTY DEED WAS FILED

1982 FEB 23 AM 8:22

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, _____, a Notary Public in and for said County, in said State, hereby certify that John N. Ferree, Jr. and wife Virginia A. Ferree whose name ~~S~~ 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 16th day of February

Notary Public