

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

WARRANTY 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 Forty eight thousand and no/100 (\$48,000.00) DOLLARS and the assumption of the mortgage recorded in mortgage book 410, page 87, in the Probate Office of Shelby County, Alabama, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Donald L. Bates and wife, Peggy P. Bates (herein referred to as grantors) do grant, bargain, sell and convey unto J. Ronald Dawson and Gail N. Dawson (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 5, according to the Survey of Parkview, as recorded in Map Book 7, Page 44, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to taxes for 1982.

Subject to restrictions, easements, building lines and right-of-way of record.

By acceptance of this deed, grantee(s) agree(s) to assume the indebtedness secured by the above mortgage.

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 17th day of May 1982

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1982 MAY 18 AM 9:02 (Seal)
Thomas A. Snowden, Jr. (Seal)
JUDGE OF PROBATE (Seal)

Donald L. Bates (Seal)
DONALD L. BATES
Peggy P. Bates (Seal)
PEGGY P. BATES (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } Deed 48.00
Rec. 1.50
Incl. 1.00
50.50

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Donald L. Bates and wife, Peggy P. Bates 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.

Given under my hand and official seal this 17th day of May A. D. 1982

Larry L. Halcomb
Notary Public.