

This instrument was prepared by

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-5 Rev. 1-86

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 THIRTEEN THOUSAND AND NO/100 (\$13,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
RICHARD SHELTON VANDIVER AND WIFE, DEBORAH L. VANDIVER

(herein referred to as grantors) do grant, bargain, sell and convey unto
ROY E. GIBBS AND WIFE, SUSAN L. GIBBS

(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 14, according to the survey of Navajo Trail, 7th Sector as recorded in Map Book 7, Page 95 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Molton, Allen & Williams, Inc. dated September 11, 1980 in the amount of \$65,050.00 as recorded in Mortgage Book 405 Page 692 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 June, 1982

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS DEED WAS FILED
1982 JUL -1 PM 1:18
(Seal)
(Seal)
Thomas P. Lawrence, Jr.
JUDGE OF PROBATE
(Seal)
STATE OF ALABAMA
SHELBY COUNTY
Deed 13.00
Rec. 1.50
Ind. 1.00
15.50

Richard Shelton Vandiver
RICHARD SHELTON VANDIVER
Deborah L. Vandiver
DEBORAH L. VANDIVER
(Seal)
(Seal)
(Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that RICHARD SHELTON VANDIVER AND WIFE, DEBORAH L. VANDIVER 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 June, A. D., 1982
Judith Z. Walzman
Notary Public.

Courtney H. Mason, Jr. P.O. Box 1007 Alabaster, AL