

This instrument was prepared by

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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 EIGHTY-TWO THOUSAND FIVE HUNDRED (\$82,500.00) DOLLARS

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

Herbert Rich Anderson, a single man

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

Harry Yarbrough and wife, Irene J. Yarbrough

(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 6-B, Block 1, Resurvey and Subdivision of Lot 6 Block 1, Stone Ridge, according to the plat recorded in Map Book 7, Page 153, of the records in the Office of the Judge of Probate, Shelby County, Alabama. Subject to the following:

1. Taxes for the year 1980-1982.
2. 5 foot easement along rear lot line; 20 foot easement along rear lot line for sanitary sewer purposes.
3. 16 foot easement along Northeast lot line for drainage and driveway as shown on recorded plat.
4. Mineral and mining rights and rights incident thereto as recorded in Volume 64, Page 267 in the said Probate Office, of Shelby County, Alabama.
5. Restrictions appearing of record in Miscellaneous Vol. 17, Page 865 and Miscellaneous Vol. 20, Page 307, in the said Probate Office, Shelby County, Alabama.

Subject to that certain mortgage held by Engel Mortgage Company, Inc. filed for record July 5, 1979 at 7:35 A.M. and recorded in Vol. 393, Page 440, in the Probate Office of Shelby County, Alabama and assigned to San Antonio Savings and Loan Association in Vol. 32, Page 59, in the said Probate Office, which mortgage, the grantee herein assumes and agrees to pay as part consideration of this conveyance. The present balance of said mortgage is \$55,056.93.

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 ~~XXX~~(we) do for ~~MYSELF~~(ourselves) and for ~~XXX~~(our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~(we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; ~~XXXX~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(we) will and ~~XX~~(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, I have hereunto set my hand(s) and seal(s), this 30th day of September, 1982.

WITNESS:

NOTARY PUBLIC, SHELBY CO.
CERTIFY THIS
DEED WAS FILED

1982 OCT -4 AM 10:10

(Seal)

Herbert Rich Anderson (Seal)
HERBERT RICH ANDERSON

(Seal)

Thomas A. Anderson, Jr.
JUDGE OF PROBATE

(Seal)

Deed. 27.50
Fee. 1.50
Tud. 1.00
30.00

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Herbert Rich Anderson, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance hereby executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of September, 1982.

Notary Public.