

(Name) Kathryn C. Fallon
(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-5 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 TWENTY-ONE THOUSAND AND NO/100-----DOLLARS

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

EMMETT W. CLOUD and wife MARGARET B. CLOUD

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

HORST G. NEKIEN and wife BETTY NEKIEN

(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 7, according the Survey of INDIAN CREST ESTATES, Third Sector - First Addition, as recorded in Map Book 7, Page 143, in Probate Office of Shelby County, Alabama.

Subject to :
75-foot building set back line from Foxfire Circle, as shown on recorded on recorded map.

7.5-foot utility easements over the North and Southerly sides of said lot and 10-foot utility easement over the East side of said lot as shown on recorded map.

Restrictive covenants dated 4th May 1979, and recorded in Misc. Book 30, Page 646, in Probate Office of Shelby County, Alabama.

Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

No liability is assumed for possible unfiled mechanics' and materialmen's liens.

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 ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (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; that ~~XX~~ (we) have a good right to sell and convey the same as aforesaid; that ~~XX~~ (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, ~~we~~ have hereunto set ~~our~~ hand(s) and seal(s), this 8th day of April, 1983.

WITNESS:
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
23, 50 1983 APR 18 AM 9:52

Emmett W. Cloud (Seal)
Margaret B. Cloud (Seal)

Thomas A. Swadlow, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Emmett W. Cloud and wife Margaret B. Cloud 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of April, A. D., 1983

Kathryn C. Fallon
Notary Public.

Jack A.