

(Name) DANIEL M. SPITLER
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Pelham, Alabama 35124



Cahaba Title, Inc.

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
 SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Five Thousand Five Hundred and No/100 (\$5,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
David F. Carroll and wife, Teresa A. Carroll

(herein referred to as grantors) do grant, bargain, sell and convey unto
James R. Flippo and Betty J. Flippo

(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:

The South 300 feet of Lots 1 and 2, Block 2 in Nickerson's Survey of Helena Road, as recorded in Map Book 3 Page 116 in the Probate Office of Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of said Lot 1, Block 2; thence East along the South line of said Lots 1 and 2 for 200 feet; thence North along East line of said Lot 2 for 300 feet; thence West and parallel with the North line of said Lots 1 and 2 for 200 feet to the West line of said Lot 1; thence South 300 feet to point of beginning. Being situated in the North 1/2 of the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, EXCEPTING the South 100 feet therefrom.
 Being situated in 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 Engel Mortgage Company, Inc. recorded in Mortgage Book 425, Page 614 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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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 16th day of May, 1983

WITNESS:

OFFICIAL SHELBY CO. I CERTIFY THIS DEED WAS FILED 1983 MAY 20 AM 7:51

Deed Tax 5.50 Rec 1.50 Ad 1.00 8.00

David F. Carroll
 DAVID F. CARROLL

TERESA A. CARROLL

Teresa A. Carroll

STATE OF ALABAMA }
 SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David F. Carroll and wife, Teresa A. Carroll 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 16th day of May, A. D. 1983

Form ALA-31
 Daniel M. Spitler

[Signature]
 Notary Public