

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED FIFTY ONE THOUSAND AND NO/100 (\$151,000.00)

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paul J. Levering, an unmarried man

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

Ronald Lee Luttrell and wife, Brenda Sue Luttrell

(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 48, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$124,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Paul J. Levering is the surviving grantee of that certain deed recorded in Deed Volume 333, Page 226, in the Office of the Judge of Probate of Shelby County, Alabama; the other grantee therein, Idette C. Levering having died on October 19, 1982.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DEED WAS FILED
1983 JUL 20 PM 1:24
See Mtg. #33,971
Deed to - 2700
Rec'd 150
Ind'd 00
2950
JUDGE OF PROBATE

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, I have hereunto set my hand(s) and seal(s), this 14th day of June, 1983.

WITNESS:

Berna L. Jones (Seal)

(Seal)

(Seal)

Paul J. Levering (Seal)

(Seal)

(Seal)

STATE OF ~~ALABAMA~~ FLORIDA

DADE ~~SHELBY~~ COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul J. Levering, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of June, A. D., 1983

Carley Proctor

Lionel A. Oster