

SEND TAX NOTICE TO:
Mark Dauber and Margaret Dauber
4667 Vintage Lane
Birmingham, Alabama 35244

THIS INSTRUMENT PREPARED BY:
Charles A. J. Beavers, Jr.
813 Shades Creek Parkway
Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents.

That in consideration of Sixty-eight Thousand (\$68,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Peter J. Clemens, III and wife, Carol J. Clemens,
(herein referred to as grantors) do grant, bargain, sell and convey unto Mark Dauber and Margaret Dauber

(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:

Commence at the northwest corner of the NE 1/4 of SE 1/4 of Section 21, Township 19 South, Range 2 West; run thence east along the north line of said quarter-quarter section for a distance of 40.04 feet to the point of beginning; thence continue along the northerly line of the said quarter-quarter section for a distance of 1,286.23 feet to the northeast corner of the NE 1/4 of SE 1/4 of said section; thence turn an angle to the right of 87° 40' 30" and in a southerly direction along the east line of said quarter-quarter section for a distance of 305.04 feet; thence turn an angle to the right of 92° 22' 30" and in a westerly direction for a distance of 1,285.93 feet; thence turn an angle to the right of 87° 33' and in a northerly direction parallel with the west line of said quarter-quarter section and 40 feet east of said west line for a distance of 303.87 feet to the point of beginning, containing 8.98 acres, more or less.

SUBJECT TO:

1. Restrictions, conditions, and limitations in Deed Volume 249, page 924, and Deed Volume 251, page 930.
2. Current taxes.

\$33,000.00 of the above purchase price was paid from a purchase money mortgage.

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 ~~I~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~X~~(we) have a good right to sell and convey the same as aforesaid; that ~~X~~(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 and seal s, this 19th day of July, 1983.

WITNESS:

See Mtg. 434-496
1983 AUG -1 AM 11:39
Rec 150
Int 100
3750
Peter J. Clemens, III
Carol J. Clemens

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, Charles A. J. Beavers, Jr., a Notary Public in and for said County, in said State, hereby certify that Peter J. Clemens, III and wife, Carol J. Clemens, 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A.D. 1983.