

This instrument was prepared by

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

Cahaba Title, Inc.

(Address) ALABASTER, ALABAMA

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-TWO THOUSAND AND NO/100TH (\$22,000.00) DOLLARS

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

BARRY L. TABOR AND WIFE, M. GAIL TABOR

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

LEONARD JOSEPH BEATY, JR. AND WIFE, DEBRA S. BEATY

(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 23, in Block 5, according to the Survey of Southwind, Fourth Sector as recorded in Map Book 7 Page 97 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Charter Mortgage Company dated December 16, 1980, as recorded in Mortgage Book 408, Page 528, and assigned to Central Bank of Birmingham in Misc. Book 39 Page 518 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTORS' ADDRESS: 5935 WOODBRIDGE HILL SAN ANTONIO, TEXAS 78249

GRANTEES' ADDRESS: 2600 Tahiti Terrace, Alabaster, Alabama 35007

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 29TH day of SEPTEMBER, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

Barry L. Tabor (Seal)

by M. Gail Tabor his attorney in fact. (Seal)

M. GAIL TABOR (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that M. GAIL TABOR, WIFE OF BARRY L. TABOR, 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 SHE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29TH day of SEPTEMBER, A. D., 1983

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, in and for said County in said State, hereby certify that M. Gail Tabor, whose name as Attorney in Fact for Barry L. Tabor, 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, she in her capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS THE 29th day of September, 1983.

NOTARY PUBLIC

My commission expires: 4/9/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1983 OCT -3 AM 9:46

JUDGE OF PROBATE

Deed Tax 22.00
Rec 3.00
Jud 1.00
26.00

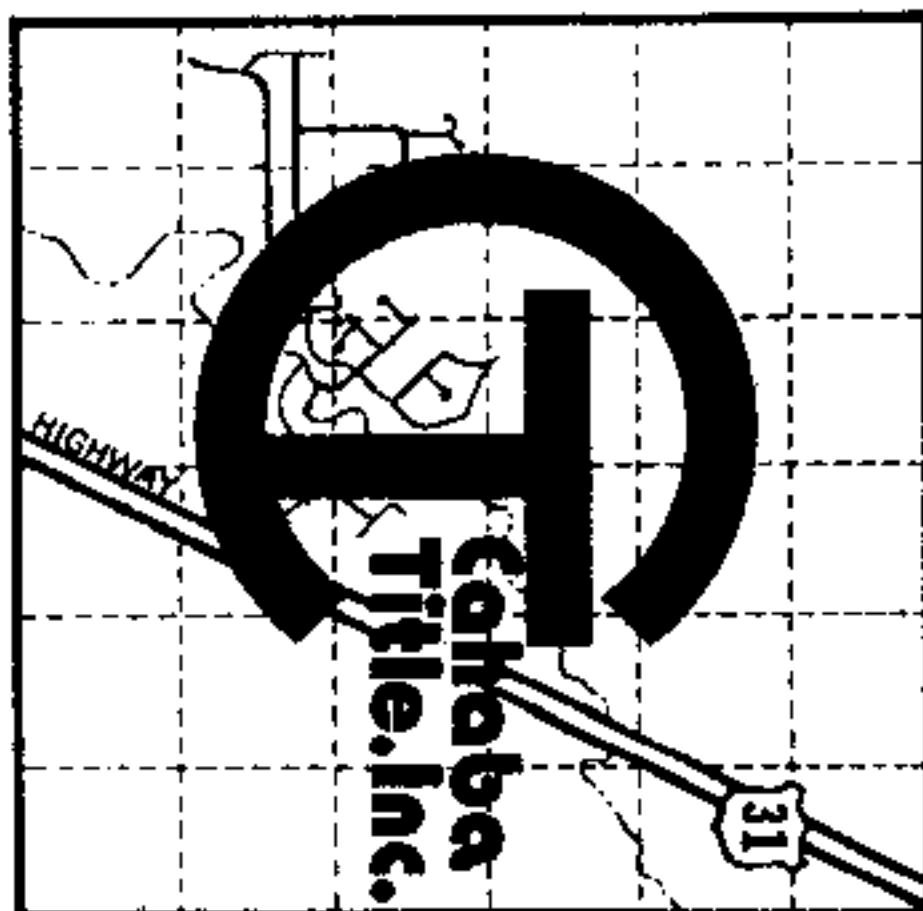
BOOK 350 PAGE 340



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TELEPHONE: 988-5600

This form furnished by

Recording Fee \$
Deed Tax \$



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TO SURVIVOR

TO

Return to: