

This instrument was prepared by

This Form furnished by:

(Name) JAMES W. HENSON

Attorney at Law

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Pelham, Alabama 351241902
Cahaba Title, Inc.Highway 31 South at Valleydale Road
P O Box 689
Pelham, Alabama 35124Policy 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 Seventeen Thousand Four Hundred and No/100 (\$17,400.00)----- DOLLARS

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

James K. Jowers and wife, Karen M. Jowers

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

John R. Fitts and Stephanie E. Fitts

(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 19, in Block "D", according to the Map and Survey of Fox Haven, First Sector, as recorded in Map Book 7, Page 35, and amended by Map and Survey recorded in Map Book 7, Page 86, in the Office of the Judge of Probate of 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 404, Page 697 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$2,000.00 of the purchase price recited above was paid from a purchase money second mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY CO.
 COUNTY CLERK
 See my 442 pg. 748
 1984 JAN 31 AM 10:37

Need tax 15.00
 Rec 1.50
 Ad. 1.00
 18.00

John R. Fitts, Jr.
 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, we have hereunto set our hand(s) and seal(s), this 27th day of January, 1984

WITNESS:

(Seal)

JAMES K. JOWERS

(Seal)

(Seal)

KAREN M. JOWERS

(Seal)

(Seal)

(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 James K. Jowers and wife, Karen M. Jowers 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 27th day of January

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