

This instrument was prepared by

453

(Name) James C. Pino, Attorney at Law

(Address) P. O. Box 766, Alabaster, Alabama 35007

Form 1-1-8 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty Nine Thousand Eight Hundred Thirty Five and No/100 DOLLARS (\$89,835.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dan Bullard, d/b/a Dan Bullard Construction Company

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

Roger L. Hall and wife, Dorothy M. Hall

(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 62, according to Southern Pines, Third Sector, as recorded in Map Book 7, Page 162, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1984, a lien, but not due and payable until October 1, 1984. (2) Building setback line of 40 feet reserved from Mark Trail as shown by plat. (3) Public utility easements as shown by recorded plat, including 20 foot easement on the North and 30 foot easement on the rear.

(4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 32, Page 129, and Deed Book 304, Page 592, in Probate Office.

(5) Right-of-way granted to South Central Bell by instrument recorded in Deed Book 320, Page 926 in Probate Office.

\$72,000.00 of the purchase price recited herein was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: 4709 Sylvaner Lane, Birmingham, Alabama 35244

GRANTEES' ADDRESS: 5010 Mark Trail, Birmingham, Alabama 35243

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 10th day of February, 1984.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
see pty 443 - 327
1984 FEB 13 AM 8:10

Deed tax - 18.00
Rec 1.50
Ind. 1.00
20.50

Dan Bullard, d/b/a Dan Bullard Construction Company

Judge of Probate

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan Bullard, d/b/a Dan Bullard Construction Company 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 10th day of February, A. D., 1984

James C. Pino
Notary Public.