

This instrument was prepared by

This Form furnished by:

(Name) William T. Mills, II

Cahaba Title, Inc.

(Address) #2 Office Park Circle

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



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

818

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:

David Shepherd
1224 Broken Bow Circle
Alabaster, Al 35007

That in consideration of Seventy One Thousand Five Hundred and 00/100 ----- DOLLARS

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

Rodger Eugene Smith and wife, Jacqueline R. Smith

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

David Shepherd and wife, Teresa L. Shepherd

(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 Navajo Hills, 7th Sector, as recorded in Map Book 7, Page 95, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Sales price of the property is exactly \$71,500.00 of which \$ 61,500.00 was paid from the proceeds of a loan closed simultaneously herewith.

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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 K(we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that K(we) have a good right to sell and convey the same as aforesaid; that K(we) will and ~~XX~~ (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 12th day of March, 19 84.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
JUL 10 1984
MAR 15 AM 10 28

(Seal)

(Seal)

(Seal)

Rodger Eugene Smith

Jacqueline R. Smith

(Seal)

(Seal)

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned

hereby certify that Rodger Eugene Smith and wife, Jacqueline R. Smith 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 that they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of March, A. D. 19 84.