

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
Pelham, Alabama 35124

Cahaba Title, Inc.

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 Three Thousand and No/100 (\$3,000.00) DOLLARS

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

Donald L. Yancy, Jr. and wife, Janice Yancy

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

Donald L. Yancy, Jr. and wife, Janice Yancy

(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 5, in Block 2, according to the Survey of Fernwood, Fourth Sector, as recorded in Map Book 7, Page 96 in the Probate Office of Shelby County, Alabama; being situated in 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 Real Estate Financing, Inc. recorded in Mortgage Book 398, Page 643 and re-recorded in Mortgage Book 398, Page 946, and assigned to Federal National Mortgage Association in Misc. Book 34, Page 179, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 30th day of March, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT TO BE FILED (Seal)

Deed TAX 3.00
 Rec 1.50
 Jud 1.00
 5.50

1984 APR -5 AM 8:44 (Seal)

JUDGE OF PROBATE

DONALD L. YANCY, JR. (Seal)

JANICE YANCY (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 Donald L. Yancy, Jr. and wife, Janice Yancy 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 30th day of March, A. D. 1984