

This instrument was prepared by

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

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689
 Pelham, Alabama 35124
 Phone (205) 988-5600
 Policy Issuing Agent for
 SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty five thousand Seventy Nine and 48/100 (\$55,079.48) DOLLARS

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

Kenneth E. Roberson and wife, Janet Roberson

(herein referred to as grantors) do grant, bargain, sell and convey unto
 C. Edgar Thomas and Dolores D. Thomas

(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 26, according to the survey of Quail Run, Phase 2, as shown by plat
 recorded in Map Book 7, page 113, in the Probate Office of Shelby County,
 Alabama; being situated in Shelby County, Alabama.

Subject to easements, restrictions and rights of way 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 388, page 236 and which was assigned to Federal
 National Mortgage Association in Misc. Book 29, page 752, in the Probate
 Office of Shelby County, Alabama, according to the terms and conditions
 of said mortgage and the indebtedness thereby secured.

\$15,000.00 of the purchase price recited above was paid from a purchase
 money second mortgage loan closed simultaneously herewith.

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 April, 1984

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

Deed Tax \$0.50 INSTRUMENT WAS FILED (Seal)

Rec 1.50 (Seal)

Ind 1.00 1984 MAY 15 AM 9:28 (Seal)

H3.00 See Mtg #48-616

JUDGE OF PROBATE

Kenneth E. Roberson
 KENNETH E. ROBERSON

(Seal)

Janet Roberson
 JANET ROBERSON

(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 Kenneth E. Roberson and wife, Janet Roberson
 whose name 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

April

A. D. 1984

David J. Bell
 Notary Public.

BOOK 355 PAGE 498