

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) Alabaster, Alabama 35007



This Form furnished by:

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 THIRTY-SEVEN THOUSAND AND NO/100TH (\$37,000.00) DOLLARS

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

LARRY WAYNE CARVER AND WIFE, ILA JEAN CARVER

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

STEVE R. HAMILTON AND WIFE, CRISTA D. HAMILTON

(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:

From the Northwest corner of the NW¹/₄ of the SE¹/₄ of Section 29, Township 19 South, Range 2 East, run South along the West boundary of said NW¹/₄ of the SE¹/₄ a distance of 365.77 feet; thence turn 73 deg. 29 min. 40 sec. left and run 188.65 feet along the North boundary of U. S. Hwy. 280 to the point of beginning of herein described parcel of land; thence continue along aforementioned course a distance of 210.0 feet; thence turn 90 deg. 00 min. left and run 160.0 feet; thence turn 90 deg. 00 min. left and run 210.0 feet; thence turn 90 deg. 00 min. left and run 160.0 feet to the point of beginning of herein described parcel of land; situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$32,697.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTORS' ADDRESS: _____

GRANTEES' ADDRESS: Rt. 1, Box 180, Harpersville, Alabama 35078

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 11TH day of JUNE, 1984

WITNESS STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED
see my 450-724
1984 JUN 15 AM 11:19

Deed tax 4.50
Recd 50
Sub 1.00
(Seal) 70.0

Larry Wayne Carver (Seal)

ILA JEAN CARVER (Seal)

(Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, State, hereby certify that LARRY WAYNE CARVER AND WIFE, ILA JEAN CARVER whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11TH day of JUNE, A.D. 1984