

(Name) CEH Bruce F. Rogers
 (Address) #2 Office Park Circle, Birmingham, Alabama 35253

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

10,000.00

Birmingham, Alabama

STATE OF ALABAMA
 SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

SEND TAX NOTICE TO:

Calvin S. Posner

5003 Mark Trail

Birmingham, AL 35243

That in consideration of TEN & NO/100--- and other good and valuable consideration 10,000.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 BENJAMIN M. WOOD and SUE W. WOOD, husband and wife

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

Calvin S. Posner and wife, Barbara E. Posner

(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 65, according to the map and survey of Southern Pines, Third Sector, as recorded in Map Book 7 page 162 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Sales price of the property is exactly \$90,000.00 of which \$80,000.00 is represented by the proceeds of a 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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 8th day of May, 1984.

WITNESSES

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

(Seal)

1984 JUL 11 AM 10:19

(Seal)

Ohio

STATE OF ALABAMA

Franklin COUNTY

I, Linda A. Paxtonhereby certify that BENJAMIN M. WOOD and SUE W. WOOD (husband and wife)whose name has signed to the foregoing conveyance, and who is known to me, acknowledged before meon this 8th day of May, 1984, being informed of the contents of the conveyance was executed the same voluntarily

on the day the same were made.

Given under my hand and official seal this 8th day of May, A. D., 1984.

Linda A. Paxton

NOTARY PUBLIC, STATE OF OHIO

MY COMMISSION EXPIRES FEBRUARY 9, 1985

RECORDED IN DELAWARE COUNTY

Dominick, Fl

Notary Public.

Notary Public.

Notary Public.

Notary Public.

Notary Public.

Notary Public.