

This Form furnished by:

This instrument was prepared by 1258

(Name) DANIEL M. SPITLER
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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-TWO THOUSAND AND NO/100 (\$52,000.00) DOLLARS

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

DR. GARY E. GANUS and wife, LINDA H. GANUS,

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

LARRY V. CASTLEBERRY and wife, DEBORAH A. CASTLEBERRY,

(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:

The SE 1/4 of the SW 1/4 and the E 1/2 of the SW 1/4 of the SW 1/4, all in Section 15, Township 24 North, Range 15 East, Shelby County, Alabama. LESS AND EXCEPT 8 acres, more or less, East of Shelby County paved road No. 47; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 131, Page 425, in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 227, Page 173, in Probate Office.

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 21st day of July, 19 84

WITNESS: STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUL 25 AM 9:29

Thomas A. Swindler, Jr.
JUDGE OF PROBATE

Deed 5200
Rec 250
Ind. 100

55 50
(Seal)

(Seal)

Dr. Gary E. Ganus (Seal)

Linda H. Ganus (Seal)

Linda H. Ganus (Seal)

STATE OF ALABAMA
SHELBY

COUNTY

General Acknowledgment

I, Al the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dr. Gary E. Ganus and wife, Linda H. Ganus whose name 8 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 21st day of July, A. D. 19 84