

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
Send tax notice to:
1410 Adams Street
Pelham, AL
Karl W. Potts

This instrument was prepared by

938

(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 36030



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-five thousand eight hundred and no/100 (\$ 25,800.00) DOLLARS and the assumption of the mortgage recorded in Real Vol. 348 page 731, Probate Office of Shelby County, Alabama.

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

Bettie A. Howard Clark and husband, Thomas S. Clark

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

Karl W. Potts, Jr. and Brenda A. Potts

(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 18, Block 3, according to the Survey of Brookfield Estates, Second Sector as recorded in Map Book 6, page 16 in the Probate Office of Shelby County, Alabama

Subject to taxes for 1984.

Subject to restrictions, easements, building lines, rights of way and agreement with Alabama Power Company of record.

The grantor herein does not warrant title to coal, oil, gas and other mineral interests in, to or under the land herein conveyed.

Bettie A. Howard Clark in one and the same person as Bettie A. Howard, grantee in Deed Vol 321 page 334.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage.

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 14th day of August, 1984.

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

1984 AUG 16 AM 10:09

Thomas S. Clark, Jr.
JUDGE OF PROBATE

Deed by 2600
Rec. 250
Sub. 100
Bettie A. Howard Clark (Seal)
Bettie A. Howard Clark (Seal)
Thomas S. Clark (Seal)
Thomas S. Clark (Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Bettie A. Howard Clark and husband, Thomas S. Clark 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 14th day of August, A. D. 1984.

Form ALA-31

Larry L. Halcomb

Larry L. Halcomb

Notary Public

My Commission Expires 1/23/86