

(Name) Daniel M. Spitler, Attorney

Cahaba Title. Inc.

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Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

~~WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR~~

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHT THOUSAND AND NO/100TH (\$8,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Belford F. Peters and wife, Edna T. Peters

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

Charles E. Price and wife, Rachel Barrow Sessions Price

(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 No. 6, in Block No. 10, of Pine Grove Camp, according to the Survey of the Second Addition to Pine Grove Camp, dated September 21, 1959, made by Frank W. Wheeler, Registered Land Surveyor, a map of which is recorded in Deed Book 205, Page 197, in the Probate Office of Shelby County, Alabama, and being a part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 24, Range 15 East, Shelby County, Alabama, EXCEPT mineral and mining rights.

Also EXCEPTING those water rights heretofore conveyed to the Alabama Power Company by deed recorded in Deed Book 52, Page 176, in the Office of the Judge of Probate of Shelby County, Alabama;

ALSO, subject to power line permits to Alabama Power Company.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to Harvey McHan and Christine G. McHan, recorded in Mortgage Book 403, Page 805, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Subject to easements and restrictions of record.

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 29th day of May, 1984.

WITNESS:

Deed Tax 8.00
Rec 2.50
Jud 1.00
11.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1984 AUG 28 PM 11:42
(Seal)

Belford F. Peters
BELFORD F. PETERS
Edna T. Peters
EDNA T. PETERS
(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 Belford F. Peters and wife, Edna T. Peters 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of May, A. D. 1984.

[Signature]
Notary Public.