

This instrument was prepared by

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**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 -----EIGHTEEN THOUSAND, FIVE HUNDRED AND NO/100 (\$18,500.00)----- DOLLARS

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

ROBERT L. ROBINSON, a married man,

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

JOSEPH I. HARPER and wife, TULA ANN HARPER,

(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 4, Sector "B", according to the Map of "The Homestead", as recorded in Map Book 8, Page 167, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to easements, rights-of-way, restrictions, permits and agreements of public record.

Subject to restrictions and covenants of Seller, a copy of which is hereby acknowledged.

Less and except mineral and mining rights, oil and gas rights and all rights incidental thereto.

This is a Statutory Warranty Deed.

The property herein conveyed does not constitute the homestead of the Grantor herein.

\$14,500.00 of the purchase price recited above was paid from 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 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, I have hereunto set my hand(s) and seal(s), this 15<sup>th</sup> day of January, 19 85

WITNESS:

Robert L. Robinson (Seal)  
Robert L. Robinson

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED (Seal)  
7.50 1985 JAN 17 AM 11:09 (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert L. Robinson, a married man, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he is the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15<sup>th</sup> day of January, A. D. 19 85

Robbie J. Egan (Seal)  
Robbie J. Egan  
Notary Public.