

(Name) Daniel H. Markstein, III

(Address) P.O. Box 2366, Birmingham, Alabama 35201

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Love and affection and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Shirley C. Wilcox, formerly Shirley C. McCain, and husband, William E. Wilcox

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

Shirley C. Wilcox and husband, William E. Wilcox

(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 13, according to Royal Oaks Second Sector as recorded in Map Book 7, page 77, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad valorem taxes due and payable October 1, 1985
2. Easements, restrictions, building lines, rights of ways, agreements, mineral and mining rights, if any of record.
3. Mortgage from Harry Richard Miller, Jr. and wife, Jamie L. Miller to Jackson Company, in the principal amount of \$71,000.00 filed for record July 24, 1978 and recorded in Volume 380, page 778, in the Probate Office of Shelby County, Alabama, and assigned to Jefferson Federal Savings & Loan Association in Misc. 26, page 351, in said Probate Office, which grantees assume and agree to pay.

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 8th day of February, 1985.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT

1985 FEB 22 AM 10:13

Deed tax - 10.00
Reg. 250
13.50

(Seal)

(Seal)

(Seal)

Shirley C. Wilcox, formerly Shirley C. McCain

(Seal)

(Seal)

(Seal)

William E. Wilcox

STATE OF ALABAMA
JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, State, hereby certify that Shirley C. Wilcox, formerly Shirley C. McCain and husband, William E. Wilcox are signed to the foregoing conveyance, and who are known to me and 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 8th day of February, 1985.

Notary Public.