

(Name) Courtney H. Mason, Jr., P.A.
P. O. Box 360187
(Address) Birmingham, AL 35236-0187



Caraba, 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

1012

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 Thousand and no/100th (\$50,000.00)----- DOLLARS

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

MICHAEL ANDREW THOMASON AND WIFE, CHERYL ANN WARD THOMASON

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

RALPH T. PROCTER, AN UNMARRIED MAN, AND LEA ANN WILKERSON, AN UNMARRIED WOMAN

(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 11, according to the Survey of Cahaba Manor Town Homes, First Addition, as recorded in Map Book 7, Page 57, in the Office of the Judge of Probate of Shelby County, Alabama, except a part of Lot 11, more particularly described as follows: Begin at the Southeast corner of Lot 10 of said subdivision; thence in a Northwesterly direction along the East property line of said Lot 10, a distance of 93.52 feet; thence 16 degrees 09' right, in a Northwesterly direction a distance of 17.98 feet; thence 163 degrees 51' right, in a Southeasterly direction a distance of 114.06 feet; thence 123 degrees 14' 30" right in a Westerly direction, a distance of 5.98 feet to the point of beginning. Situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$47,500.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 713 Cahaba Manor Trail, Pelham, Alabama 35124

CHERYL ANN WARD AND CHERYL ANN WARD THOMASON ARE ONE IN THE SAME PERSON.

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 15TH day of FEBRUARY, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
TAX 2.50
Fee 2.50
Incl 1.00
6.00
1985 FEB 22 AM 9:23

Michael Andrew Thomason (Seal)
MICHAEL ANDREW THOMASON
Cheryl Ann Ward Thomason (Seal)
CHERYL ANN WARD THOMASON

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that MICHAEL ANDREW THOMASON AND WIFE, CHERYL ANN WARD THOMASON, whose name S 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 15TH day of FEBRUARY, A. D. 1985

Form ALA-31

First Al. Bank

Notary Public.