

This instrument was prepared by

(Name) Courtney H. Mason, Jr.

(Address) P. O. Box 360187, Birmingham, AL
35236-0187

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This Form furnishes

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 Fifty-Eight Thousand Nine Hundred and No/100th (\$58,900.00) ——— DOLLARS

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

J. Thomas Weant and wife, Mary S. Weant

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

James C. Childress and wife, Margaret M. Childress

(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 34, according to the map of Southern Hills, as recorded in Map Book 7 page 72 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to all existing easements, taxes and restrictions of record.

\$55,950.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 714 Southern Hills Drive, Calera, Alabama 35040

BOOK 019 PAGE 506

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR -1 AM 8:50

Thomas A. [Signature]
JUDGE OF PROBATE

Deed Tax - 3.00
Rec. 2.50
Ind. 1.00
6.50

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 ~~X~~(we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~our~~ (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 27th day of February, 19 85

WITNESS:

(Seal)

(Seal)

(Seal)

J. Thomas Weant (Seal)
Mary S. Weant (Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority hereby certify that J. Thomas Weant and wife, Mary S. Weant whose name 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 27th day of February, A. D., 19 85

[Signature]
Notary Public