

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 furnished by

**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 GRANTEEES 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 GRANTEEES) 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

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BOOK

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1985 MAR -1 AM 8:50

*James A. Mason, Jr.*  
JUDGE OF PROBATE

*Deed Tax - 300*  
*Rec. 250*  
*Ind. 100*  
*6 50*

TO HAVE AND TO HOLD to the said GRANTEEES 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(X)(we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, 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 ~~my~~ (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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, 1985.

WITNESS:

(Seal)

*J. Thomas Weant* (Seal)

(Seal)

(Seal)

(Seal)

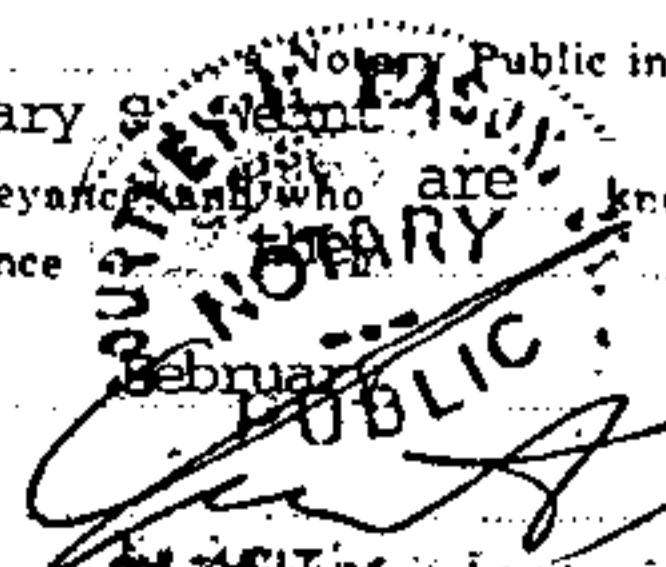
(Seal)

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned Notary Public in and for said County, in said State, hereby certify that J. Thomas Weant and wife, Mary S. Weant, whose name are signed to the foregoing conveyance, are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of



February 27, 1985 A. D. 1985