

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.
STATE OF ALABAMA, CHILTON COUNTY.

Know all Men by These Presents, That in consideration of Ten and no/100 and other good and valuable considerations— DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged~~DBS~~, I, Leah S. Marcus (herein referred to as grantors) do grant, bargain, sell and convey unto Terry R. Marcus and wife, Leah S. Marcus

(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 County, Alabama, to-wit:

Lot 3, Block 4, according to the survey of Meadowlark as recorded in Map Book 7, Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1984
- (2) Building setback line of 35 feet reserved from Waxwing Trail and Waxwing Circle as shown by plat.
- (3) Public utility easements as shown by recorded plat, including an irregular easement on Southerly side of subject property.
- (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 Page 14 in Probate Office of Shelby County, Alabama.
- (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454 in said Probate Office.
- (6) Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 317 Page 272 in said Probate Office.
- (7) Easement to South Central Bell as shown by instrument recorded in Deed Book 293 Page 334 and Deed Book 320 Page 887 in said Probate Office.

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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 (we) do, for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I have hereunto set my hand and seal , this 9th day of February 1985.

WITNESS:

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

Rec 950 Date 7-80 1985 MAR -1 AM 11:30

Leah S. Marcus

STATE OF ALABAMA, CHILTON COUNTY.

I, Terri Lynne Daniels, a Notary Public in and for said County, in said State, hereby certify that Leah S. Marcus 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of February 1985.

Terri L. Daniels, Notary Public

STATE OF ALABAMA, CHILTON COUNTY.

SEPARATE ACKNOWLEDGEMENT BY WIFE

I, Leah S. Marcus, a Notary Public in and for said County, in said State, hereby certify that the date hereof, came before me the within named who is known to me to be the wife of the within named who, being examined separate and apart from the husband, touching her signature to the within conveyance, acknowledged before me on this day that being informed of the contents of the conveyance, she signed the same voluntarily and of her own free will and accord, and without fear, constraints, or threats on the part of the husband.

Given under my hand and official seal this day of

, 19

Notary Public.

THE STATE OF ALABAMA, CHILTON COUNTY.

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the day of , 19 , and was recorded in Vol. Record of Deeds, pages on the day of , 19 .

Judge of Probate.

Record fee \$

THE STATE OF ALABAMA, CHILTON COUNTY.

I hereby certify that \$ Privilege Tax has been paid on the within instrument as required by law.

Jerry & Leah S. Marcus
Rt. 2 Box 64 F

Judge of Probate.

Emerson, Ala. 35085