

This instrument was prepared by

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

This Form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5800
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY

That in consideration of Seventy-Six Thousand and no/100th (\$76,000.00) DOLLARS

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

Jimmie L. McGown and wife, Betty L. McGown

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

Steven Reardon and wife, Anne Acton-Reardon

(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 31-A, according to a resurvey of Lots 5, 15, 16, 17, 27, 2, 31 and 32 Indian Hills First Sector, as recorded in Map Book 5, Page 104, in the Probate Office of Shelby County, Alabama. Coal, oil, gas and other mineral interests are excepted.

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

\$72,200.00 of the above-recited purchase price has been paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 1840 Tecumseh Trail, Pelham, Alabama 35124

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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 1st day of March, 1985

WITNESS:

STATE OF ALA. SHELBY CO.
COURTNEY H. MASON, JR. (Seal)
TAX 4.00
REC 2.50
JUD 1.00
7.50
1985 MAR -4 PM 12:52 (Seal)

Jimmie L. McGown (Seal)
JIMMIE L. MCGOWN
Betty L. McGown (Seal)
BETTY L. MCGOWN

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned hereby certify that Jimmie L. McGown and wife, Betty L. McGown whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, A. D., 1985