

This instrument was prepared by

(Name) Courtney H. Mason, Jr. 101

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

This Form furnishes

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 888

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 Nine Thousand Six Hundred and no/100th (\$9,600.00) DOLLARS

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

D. Philip Lasater and wife, Carol R. Lasater  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard Mark Nunnally and wife, Charlotte R. Nunnally

(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 30, according to the survey of Dearing Downs, Third Addition, as recorded in Map Book 8, Page 15 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

And as further consideration the herein grantees expressly assume and promise to pay that certain mortgage to Engel Mortgage Company, Inc. dated April 29, 1983, and recorded in Mortgage Book 430, Page 786; which said mortgage was assigned to AmSouth Bank, N.A., in Misc. Book 53, Page 763, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

Grantees' Address: 1365 Dearing Downs Circle, Helena, Alabama 35080.

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 28th day of February, 1985

WITNESS:

Land TAX 10.00 STATE OF ALA. SHELBY CO.  
Rec 2.50 I CERTIFY THIS  
Ind 1.00 INSTRUMENT WAS FILED  
13.50 1985 MAR -4 AM 9:22

D. Philip Lasater (Seal)  
D. PHILIP LASATER  
Carol R. Lasater (Seal)  
CAROL R. LASATER (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public, and for said County, in said State, hereby certify that D. PHILIP LASATER AND WIFE, CAROL R. LASATER whose name S ARE signed to the foregoing conveyance, and THE executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 28TH day of FEBRUARY, A. D., 1985