

(Name) Jane M. Martin, Asst. V. P. Loan Adm.

(Address) Shelby State Bank, P. O. Box 216, Pelham, Al. 35124

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of-----Eighteen Thousand Two Hundred Twenty and 16/100----(\$18,220.16) and assumption of first mortgage to Guaranty Savings & Loan Association recorded in mortgage book 366, page 243, Shelby County, Alabama.

to the undersigned grantor, Shelby State Bank, an Alabama Banking Corporation a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Harold Warne and wife, Roberta Warne

(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

Lot 25, Navajo Hills, 4th Sector, according to Map Book 5, Page 95, in the Probate Office of Shelby County, Alabama.

MINERALS AND MINING RIGHTS EXCEPTED.

Situated in Shelby County, Alabama.

Subject to:

1. Restrictions and easements of record.
2. Mortgage from Thomas McHugh and wife, Barbara L. McHugh, to Guaranty Savings and Loan Association, dated June 15, 1977 and recorded in mortgage book 366, page 243, in the Probate Office of Shelby County, Alabama.
3. All rights outstanding by reason of statutory right-of-redemption from the foreclosure of that certain mortgage given by Truman Brewer and wife, Linda C. Brewer to Shelby State Bank, recorded in Mortgage Book 420, Page 51, said foreclosure being evidenced by foreclosure deed to Shelby State Bank, an Alabama Banking Corporation, dated November 9, 1984 and filed for recorded on December 11, 1984 in Real Record 011, Page 285, in the Probate Office of Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, K. R. Kirkland who is authorized to execute this conveyance, has hereto set its signature and seal, this the day of 19

ATTEST:

Rec'd 2.50
Ind 1.00
3.50

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

By K. R. Kirkland President

STATE OF Alabama
COUNTY OF Shelby

1985 APR -1 AM 11:02

I, the undersigned authority K. R. Kirkland a Notary Public in and for said County in said State, hereby certify that whose name as President of Shelby State Bank, an Alabama Banking Corporation a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th day of

NOTARY PUBLIC
K. R. Kirkland
1985