

This instrument was prepared by

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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

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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 AND NO/100TH (\$58,000.00) DOLLARS

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

ALLAN F. STAHL, A MARRIED MAN

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

A. JEROME WEBSTER AND WIFE, DEBRA J. WEBSTER

(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 4, Block 3, Third Sector, Fall Acres Subdivision, situated in and being a part of the SE 1/4 of NE 1/4 of Section 3, Township 21 South, Range 3 West, as recorded in Map Book 5, Page 79, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$55,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: 550 14th Street S.W., Alabaster, Alabama 35007

THE SELLER AFFIRMS THAT THE ABOVE-REFERENCED PROPERTY IS NOT HIS HOMESTEAD. HIS HOMESTEAD RESIDENCE IS AS FOLLOWS:

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, I have hereunto set MY hand(s) and seal(s), this 28 day of March, 1985.

WITNESS:

Joan E. Hooper

STATE OF ALA. SHELBY CO.
I CERTIFY (Seal)
INSTRUMENT WAS FILED

Deed Tax 3.00
Rec 2.50
Total 6.50

1985 APR -3 AM 8:58

NORTH CAROLINA
STATE OF ALABAMA
Wilkes COUNTY

ALLAN F. STAHL (Seal)

JOAN E. HOOPER (Seal)
Notary Public for
Wilkes County, NC

General Acknowledgment My Commission Expires 2-1-86

I, THE UNDERSIGNED AUTHORITY, a Notary Public in and for said County, in said State, hereby certify that ALLAN F. STAHL, A MARRIED MAN, 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 HE HAS executed the same voluntarily on the day the same bears date.

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

Joan E. Hooper
Notary Public.