

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



This instrument was prepared by
(Name) Courtney H. Mason, Jr.
P. O. Box 360187
(Address) Birmingham, Alabama 35236-0187

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
Shelby COUNTY }

That in consideration of Twenty Thousand and no/100th (\$20,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wendell E. Allen and wife, Betty Allen
(herein referred to as grantors) do grant, bargain, sell and convey unto
Martin A. Colby and Dawn V. Busby
(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 26, 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. 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.,
as recorded in Volume 425, Page 823, in the Probate Office of Shelby
County, Alabama, according to the terms and conditions of said mortgage
and the indebtedness thereby secured.

Grantees' Address: 1373 Dearing Downs Circle, Helena, Alabama 35080

BOOK 025 PAGE 719

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 29th
day of April, 19 85

WITNESS:

Deed TAX 20.00
Rec 2.50
Inst 1.00
23.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
MAY -2 AM 8:34

Wendell E. Allen (Seal)
WENDELL E. ALLEN
Betty Allen (Seal)
BETTY ALLEN

ILLINOIS
STATE OF ~~ALABAMA~~
Cook COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,
hereby certify that WENDELL E. ALLEN AND WIFE, BETTY ALLEN
whose name S 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 29th day of

Raymond L. Feddersen
APRIL 29 1985
Notary Public