

This instrument was prepared by

386

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Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
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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,

(\$113,750.00)

That in consideration of ONE HUNDRED THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
MORRIS E. HORTON, JR., an unmarried man, and KATHRYN A. DIETZ, an unmarried woman,
(herein referred to as grantors) do grant, bargain, sell and convey unto

RICHARD JEROME McREE and wife, MARY SUE McREE

(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 6, Block 1, according to the Survey of Sunny Meadows, Phase Two, as
recorded in Map Book 8, page 19 A & B, in the Probate Office of Shelby
County, Alabama.

BOOK 026 PAGE 418

SUBJECT TO:
35' Building line as shown by recorded map.
20' Easement on northwest and rear as shown by recorded map.
Restrictions contained in Misc. Vol. 36, page 881 and Misc. Vol 37, page
2, in the Probate Office of Shelby County, Alabama.
Agreement with Alabama Power Company recorded in Misc. Vol. 37, page 22,
in Probate Office of Shelby County, Alabama.

\$62,500.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

KATHRYN A. DIETZ, one of the Grantors herein, is one and the same person as Kathryn D.
Horton, Grantor in Deed Vol. 354, page 259.

This property does not constitute the homestead of the Grantors herein.

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, 1985

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT TO BE
1985 MAY -8 AM 9:20
Deed Tax - 51.50
Rec. 250
Ind. 100
55.00
Morris E. Horton, Jr. (Seal)
Kathryn A. Dietz (Seal)
JUDGE OF PROBATE (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Morris E. Horton, Jr., an unmarried man, and Kathryn A. Dietz, an unmarried
woman,
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 29th day of April, 1985.

Form ALA-31 *Daniel M. Spittle* *[Signature]* Notary Public.