

This instrument was prepared by
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Pelham, Alabama 35124

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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

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-NINE THOUSAND, NINE HUNDRED AND NO/100 (\$59,900.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
HARRELL D. DAY and wife, KAREN M. DAY,
(herein referred to as grantors) do grant, bargain, sell and convey unto
DAVID E. LUDLUM, JR., and wife, C. DIANNE LUDLUM,

(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 70 according to the map and survey of Indian Highlands, Third
Addition as recorded in Map Book 6 page 28 in the Probate Office of
Shelby County, Alabama.

SUBJECT TO:

- Building setback line of 30 feet reserved from Posawi Drive as shown by plat.
- Public utility easements as shown by recorded plat, including a 9 foot easement on the Northeast side.
- Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 9 page 208 in Probate Office of Shelby County, Alabama.
- Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 285 page 797 in Probate Office of Shelby County, Alabama.
- Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 9 page 461 and covenants pertaining thereto recorded in Misc. Book 9 page 244 in Probate Office of Shelby County, Alabama.

\$47,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 7th day of May, 1985

WITNESS: STATE OF ALA. SHELBY CO. (Seal)
Deed Tax 2.00 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
Ind. 1.00
T 5.80
1985 MAY 13 PM 1:32
JUDGE OF PROBATE

Harrell D. Day (Seal)
Harrell D. Day
Karen M. Day (Seal)
Karen M. Day (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 HARRELL D. DAY and wife, KAREN M. DAY, 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of May, 1985.

Jefferson Fed. Sec. Daniel Spitler