

This instrument was prepared by

(Name) Courtney H. Mason, Jr.  
PO Box 360187  
(Address) Birmingham, AL 35236-0187



**Cahaba Title Inc.**

Highway 31 South at Valley 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 } KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY }

That in consideration of Fifty five thousand & NO/100ths (\$55,000.00) DOLLARS

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

Karen Francis, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
John T. Reading, Jr. and wife, Terra Ann Reading

(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, according to the Survey of Cahaba Manor Town Homes - Third Addition, as  
recorded in Map Book 7, Page 158, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.

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

\$48,000.00 of the above recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

Grantees' Address: 606 Cahaba Manor Lane, Pelham, Alabama 35124.

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 23rd  
day of July, 1985.

WITNESS:

Land TAX 7.00 STATE OF ALA. SHELBY CO. (Seal)  
Rec 2.50 I CERTIFY THIS  
Ind 1.00 INSTRUMENT WAS FILED (Seal)  
10.50 1985 JUL 31 AM 9:04 (Seal)

Karen Francis (Seal)  
Karen Francis

STATE OF ALABAMA  
SHELBY COUNTY }

Thomas P. Brown, Jr.  
JUDGE OF PROBATE

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State,  
hereby certify that Karen Francis, an unmarried woman  
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 she executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this 23rd day of July, A. D. 1985