

This instrument was prepared by

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2500



Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 968-5600
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 FORTY-SEVEN THOUSAND AND NO/100 (\$47,000.00) DOLLARS

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

BILLY FRANK KNOWLES and wife, BRENDA KNOWLES

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

JUDY JOHNSTON and SHIRLEY A. REED

(herein referred to as GRANTEEES) 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:

Begin at the SW corner of the NW 1/4 of the SW 1/4 of Section 9, Township 20 South, Range 2 East; thence run East along the South line of said 1/4 1/4 for 512.0 feet; thence 94 deg. 49 min. 10 sec. left run 300.36 feet; thence 85 deg. 05 min. 56 sec. left and run 488.51 feet to the West line of said 1/4 1/4; thence 90 deg. 24 min. 53 sec. left run 300.0 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Easement to South Central Bell as shown by instrument recorded in Deed Book 327 page 687 and Deed Book 326 page 375 in Probate Office of Shelby County, Alabama.

Grantor reserves all rights, privileges and immunities included in the gas and oil rights lease recorded in Deed Book 326 page 375 in the Probate Office which said rights shall expire upon termination of the original term of lease leaving Grantee herein with all mining and mineral rights upon said termination.

\$47,280.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 044
PAGE 043

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 October, 1985.

WITNESS:

Dec 2.50
Jud 1.00
3.50

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)

1985 OCT 15 PM 12:59
(Seal)

STATE OF ALABAMA
Shelby COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy Frank Knowles and wife, Brenda Knowles, whose name is 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 October, A. D. 1985.