

This instrument was prepared by

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



This Form furnished

**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 One Hundred Seventy-Six Thousand and no/100th (\$176,000.00)----- DOLLARS

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

Allen C. Garner and wife, Catherine D. Garner

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

John Edwin Lee, Jr., and wife, Virginia M. Lee

(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 17, in Block 8, according to the Survey of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 35, being amended by Map Book 8, Page 51 A, B, C & D, in the Office of the Judge of Probate of Shelby County, Alabama.

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

\$140,800.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees Address: 5347 Woodford Drive  
Birmingham, AL 35244

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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 20 day of November, 1985

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS (Seal)  
Deed TAX 35.50  
Rec 2.50  
Jud 1.00  
1985 NOV 27 AM 9:32  
39.00

Allen C. Garner (Seal)  
Catherine D. Garner (Seal)

Judge of Probate (Seal)

STATE OF ALABAMA  
NASH COUNTY

General Acknowledgment

I, THE UNDERSIGNED Allen C. Garner and wife, Catherine D. Garner a Notary Public in and for said County, in said State, hereby certify that are signed to the foregoing conveyance, and who are known to me, acknowledged before me whose name are signed to the foregoing conveyance, and who they executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 20 day of

November, 1985

Philip W. McCumber Notary Public.