

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

This instrument was prepared by

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



1730



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,
 SHELBY COUNTY }

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 GRANTEEES 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 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: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 35244050 set 668
book 800TO 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 20

day of November, 19 85.

OUR hand(s) and seal(s), this 20

WITNESS:

Deed Tax 35.50 INSTRUMENT FILED
 Rec 2.50
 Rec 1.00 1985 NOV 27 AM 9:32
 39.00

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

(Seal)

INSTRUMENT FILED

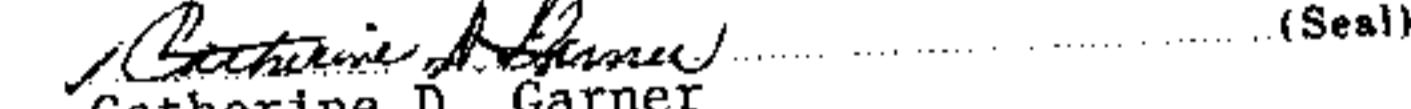
1985 NOV 27 AM 9:32

(Seal)

JUDGE OF PROBATE

(Seal)

STATE OF ~~XXXXXX~~
 NASH COUNTY

 Allen C. Garner (Seal)

 Catherine D. Garner (Seal)

General Acknowledgment

THE UNDERSIGNED
 I, Allen C. Garner and wife, Catherine D. Garner
 hereby certify that Allen C. Garner and wife, Catherine D. Garner
 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 20 day of

November, 1985 A. D. 1985

Philip W. McClellan

Notary Public