

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
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 THOUSAND AND NO/100 (\$50,000.00) DOLLARS

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

WILLIAM E. WILLIS

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

PAUL C. WILHEMS and wife, TINA M. WILHEMS

(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 25, according to the Map or Survey of Kenton Brant Nickerson Subdivision, as recorded in Map Book 5 page 53 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from 3rd Court Southwest and 13th Street Southwest as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 5 page 53 in Probate Office of Shelby County, Alabama.

Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 112 page 331 in Probate Office of Shelby County, Alabama.

Permit to Southern Natural Gas as shown by instrument recorded in Deed Book 90 page 467 in Probate Office of Shelby County, Alabama.

Subject to encroachment of fence over West lot line and onto adjoining property as shown on survey of Thomas L. Douglas, dated August 28, 1980, REG. No. 5344.

\$47,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

051 MAR 632
BOOK

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 29th day of November, 1985.

WITNESS:

Deed TAX 2.50
Rec 2.50
Fund 1.00
6.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1985 DEC -5 AM 9:44
(Seal)

Thomas L. Douglas, Jr.
JUDGE OF PROBATE
(Seal)

William E. Willis
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned

hereby certify that William E. Willis

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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of November

Notary Public