

This instrument was prepared by

Send Tax Notice to: Mr. & Mrs. Carroll A. Potter
4511 Miller Circle
Helena, Alabama 35080

(Name) John T. Natter, Attorney, Pope & Natter

(Address) 2326 Highland Avenue, Birmingham, Alabama 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY}

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty One Thousand Five Hundred and no/100 ----- DOLLARS (\$31,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Ruby M. McCombs, a single woman

(herein referred to as grantors) do grant, bargain, sell and convey unto Carroll A. Potter, and wife Patricia S. Potter

(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 13, in Shelby Shores, First Addition, according to the Map of said Shelby Shores, First Addition, as recorded in Map Book 5, Page 29, in the Probate Office of Shelby County, Alabama.

Subject to:

Easements, restrictions, right-of-ways, and recordings of record.

William J. McCombs died on or about the 29th day of July, 1979, and that Ruby M. McCombs is the surviving Grantee in that certain deed dated November 21, 1978, and recorded in Deed Book 316, page 402, in the Probate Office of Shelby County, Alabama.

062-11576
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1. Deed Tax \$ 3150
2. Mtg. Tax 250
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 3500

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 MAR -3 AM 8:11
JUDGE OF PROBATE
Ruby M. McCombs

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 (DO) do for myself (DO) and for my (DO) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that I am (DO) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (DO) have a good right to sell and convey the same as aforesaid; that I (DO) will and my (DO) 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, I have hereunto set my hand(s) and seal(s), this 26th day of February, 1986.

WITNESS:

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ruby M. McCombs, a single 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 26th day of February, 1986.

A. D. 1986

LAW OFFICES
FULTFORD, POPE AND NATTER
2326 HIGHLAND AVENUE
BIRMINGHAM, ALABAMA 35205

Notary Public