

This form furnished by:

**Cahaba Title, Inc.**

TITLE NOT EXAMINED

988-5600

Central State Bank

P. O. Box 180

Calera, AL 35040

This instrument was prepared by: 785

(Name) Courtney H. Mason, Jr.

(Address) 2032 Valleydale Road

Birmingham, AL 35244

Send Tax Notice to:

(Name) Alva and Linnie Battle

(Address) P. O. Box 31

Shelby, AL 35143

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand Three Hundred and No/100ths DOLLARS  
(\$33,300.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Scott T. Richards, Jr. and Carol Richards Miller, both married individuals  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Alva Battle and Linnie Battle

(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 12, Block 4, and the North 50 feet of Lot 6, Block 4, according to the map and survey  
of Pine Grove Camp as recorded in Map Book 4, Page 8, in the Probate Office of Shelby  
County, Alabama, being situated in the Southeast Quarter of the Southeast Quarter,  
Section 12, Township 24, Range 15 East.

Mineral and mining rights excepted. Situated in Shelby County, Alabama.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

\$26,763.70 of the above consideration was paid from mortgage recorded simultaneously  
herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1986 AUG 12 AM 9:02

James A. Henderson, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 7.00

2. Mtg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 10.50

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 for 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 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 31st  
day of July, 19 86.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

Scott T. Richards, Jr.  
Scott T. Richards, Jr. (Seal)

Carol Richards Miller  
Carol Richards Miller (Seal)

\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,  
hereby certify that Scott T. Richards, Jr. and Carol Richards Miller  
whose name 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 31st day of July, A.D., 19 86

Central State Bank

James A. Henderson, Jr.