

This instrument was prepared by

(Name) Robert G. Saunders

(Address) 1545-C Cooper Hill Road

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5800
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 Eighty-one Thousand and No Cents DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kevin J. Mills and wife, Rebecca B. Mills (herein referred to as grantors) do grant, bargain, sell and convey unto Hugh A. Neville and wife, Ruby Neville

(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 58, Block 2, According to the Plat of Woodford, a subdivision of Inverness, as recorded in Map Book 8, Page 51 A & B, in the Office of the Judge of Probate of Shelby County, Alabama; situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1986 a lein not due payable until October 1, 1986.
2. A 10' easement on the south side of said property for public utility.
3. Restrictions, covenants and conditions as set out in that instrument recorded in Misc. Book 38 Page 380 in the Probate Office of Shelby County
4. The agreement with Alabama Power recorded in Misc. Book 38 Page 454 and covenants thereto as recorded in Misc. Book 38 Page 455- as recorded in Probate Office Shelby County.
5. Excluding all mineral and mining rights and other rights, privaledgees and immunities relating thereto, to included but not be limited to those rights as conveyed on Deed Book 48 Page 427 and Deed Book 67 Page 267 in the Probate Office of Shelby County.
6. That certain mortgage from Hugh A. Neville and Ruby Neville to South Trust Bank of Alabama, N.A. dated August 18, 1986, in the amount of \$30,000.00.

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 18th day of August, 1986

WITNESS:

1. Deed Tax \$ 151.00 (Seal)
 2. Mtg. Tax _____ STATE OF ALA. SHELBY CO.
 3. Recording Fee 2.50 I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
 4. Indexing Fee 1.00 (Seal)
- TOTAL 154.50 1986 SEP -5 AM 8:20

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Kevin J. Mills and wife, Rebecca B. Mills whose names 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 18th day of August

Marion W. Bray
Notary Public.