

This instrument was prepared by

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This Form furnished by:

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

478-

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-SIX THOUSAND NINE HUNDRED AND NO/100 (\$66,900.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
WESLEY DEAN CHARLES AND WIFE, JENNIFER R. CHARLES

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

CLAUDE C. DOLLY AND WIFE, SARAH L. DOLLY

(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 18, according to the survey of Woodland Hills, First Phase, Second Sector, as recorded in Map Book 5 page 137 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Hickory Street as shown by recorded plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the North side and a 5 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 6 page 648 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 526 in Probate Office of Shelby County, Alabama.

Right of way granted to South Central Bell as shown by instrument recorded in Deed Book 279 page 780 in Probate Office of Shelby County, Alabama.

Mineral and mining rights if not owned by Grantor.

\$60,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 30th day of September 1986

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED

WITNESS:

Beed TAX 7.00
Rec 2.50
Jud 1.00
10.50
1986 OCT -6 AM 9:20
JUDGE OF PROBATE

Wesley Dean Charles
Wesley Dean Charles

Jennifer R. Charles
Jennifer R. Charles

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wesley Dean Charles and wife, Jennifer R. Charles whose name is signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that they are informed of the contents of the conveyance they executed the same voluntarily on the day the same were signed.

Given under my hand and official seal this 30th day of September A. D., 1986