

This instrument was prepared by

1072

This Form furnishes

(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road.
Birmingham, Alabama 35244



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 TWO THOUSAND SEVEN HUNDRED EIGHTY SIX AND NO/100TH (\$2,786.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
John W. Whitten, Jr., a unmarried man

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

Robert Keith Cahoon and wife, Michele Cahoon

(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:

The Easterly 100 feet of Lots 5 and 6, in Block 8, according to the Joseph Squire's Map of the Town of Helena, As recorded in Map Book 3, on Page 121, in the Probate Office of Shelby County, Alabama. Situated in the NW 1/4 of SW 1/4 of Section 15, Township 20 South, Range 3 West. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

And as further consideration, the herein grantees expressly assumes and promises to pay that certain mortgage to Molton, Allen & Williams, Ltd., an Alabama Limited Partnership as recorded in Mortgage Book 427, Page 736, and last assigned to First National Bank of Birmingham, as Trustee by assignment dated March 16, 1983, and recorded in Misc. Book 49, Page 136, the the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEES' ADDRESS: 2nd Avenue West Helena, Alabama 35080

1. Deed Tax \$ 300
2. Mtg. Tax
3. Recording Fee 250
4. Indexing Fee 1.50
TOTAL 6.50

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 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 9th day of October, 1986

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

1986 OCT 13 AM 9:21

Judge of Probate

John W. Whitten, Jr.

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John W. Whitten, Jr. a unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of October, A. D. 1986

Form ALA-31

MY COMMISSION EXPIRES: 4/9/87

Courtney H. Mason, Jr. Notary Public.