

This instrument was prepared by 1537 This Form furnished by:
(Name) Bruce M. Green, Attorney **Cahaba Title. Inc.**
(Address) P.O. Box 766, Alabaster, AL Highway 31 South at Valleydale Road
P O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Two Thousand Three Hundred and No/100th (\$42,300.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Robert W. Klein and wife, Emily V. Klein

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

Larry W. Roberts and wife, Betty Roberts

(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:

A tract located in the South Half of Section 28, Township 20 South, Range 4 West, more particularly described as follows: Commence at the SW corner of Section 28, Township 20 South, Range 4 West; then North along the West line for 594.29 feet; then turn right 11 degrees 43.5 minutes for 446.31 feet to the point of beginning, continue along the last described line for 263.59 feet; thence turn right 63 degrees 44.5 minutes for 800 feet to the Northerly right of way of South Shades Crest Road; then turn right and Southwestwardly along said right of way for 170.43 feet on an arc of radius 1807.72 feet to the tangent point, continue along the right of way for 93.18 feet to the beginning of a curve to the right of radius 413.10 feet; thence along said right of way curve for 106.90 feet; then turn right for 869.12 feet to the point of beginning.

Subject to all existing taxes, easements, and restrictions of record.

Subject to that existing mortgage to Paul E. George and wife, Louise George, executed by Robert W. Klein and wife, Emily V. Klein, on the 24th day of July, 1986, and recorded in the Judge of Probate Office of Shelby County, Alabama, in Book 082, Page 995.

Grantees' Address: 948 Hillendale Dr., Fairfield, AL 35064

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 14th day of October 1986

WITNESS:

(Seal)

Robert W. Klein

(Seal)

Emily V. Klein

(Seal)

(Seal)

Deed Tax \$2.50
Rec 2.50
Jud 1.00
46.65
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA

Shelby

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert W. Klein and wife, Emily V. Klein whose name are signed to the foregoing conveyance, and who they executed the same voluntarily on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 14th day of October A. D. 19 86