

2465

This instrument was prepared by

(Name) Mrs. Martha B. Mullins

(Address) 1031 South 21st. Street

Birmingham, Alabama 35205

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY EIGHT THOUSAND AND NO/100----- DOLLARS

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

James A. Mickle, III and wife, Jane Elmore Mickle

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

Charles C. Anderson and wife, Julia W. Anderson

(herein referred to as GRANTEEES) 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 16, according to Map of DEERWOOD-LAKE, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This property is conveyed subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Taxes for 1987 and subsequent years. 1987 taxes are a lien but not due and payable until October 1, 1987.

3. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

4. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9, Page 432, in the Probate Office of Shelby County, Alabama.

5. Utility easements as shown on recorded map of said subdivision.

6. Title to one-half interest in mineral rights, as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, as recorded in Deed Book 199, Page 523, in the Probate Office of Shelby County, Alabama.

7. Restrictions as shown on recorded map of said subdivision.

8. Transmission line permit to Ala. Power Co. and Southern Bell Tele. and Telegraph Co., dated April 18, 1975 and recorded in Deed Book 292, Page 353, in the Probate Office of Shelby County, Alabama.

9. Permit to South Central Bell Tele. Co., dated June 14, 1976 and recorded in Deed Book 299, Page 702, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 15th,

day of December, 1986.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS (Seal)

INSTRUMENT WAS FILED

1986 DEC 30 AM 5:02 (Seal)

JUDGE OF PROBATE

RECEIVED

JUDGMENT

1.00

31.50

James A. Mickle (Seal)

JAMES A. MICKLE, III

Jane Elmore Mickle (Seal)

JANE ELMORE MICKLE, WIFE

(Seal)

RECEIVED

JUDGMENT

1.00

31.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James A. Mickle, III and wife, Jane Elmore Mickle, 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, have executed the same voluntarily, on the day the same bears date.

Given under my hand and official seal this 15th, day of December, 1986.

Charles Anderson

Martha B. Mullins Notary Public

MY COMMISSION EXPIRES SEPTEMBER 16, 1990