

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

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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 FIVE HUNDRED & 00/100---- (\$66,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Victor W. Traylor and Darlene Traylor (herein referred to as grantors), do grant, bargain, sell and convey unto Gerald W. Ehmka and Pat R. Ehmka (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying and being situated in the SE 1/4 of NW 1/4 and the SW 1/4 of NE 1/4, Section 35, Township 21 South, Range 3 West, Shelby County, Alabama more particularly described as follows: From the Northwest corner of said 1/4 1/4 section, run along the North 1/4 1/4 line (a previously staked, fenced line) North 86 deg. 54 min. 41 sec. East for 1410.8 feet to an iron rod; thence run South 11 deg. 11 min. 08 sec. West for 521.25 feet to an iron rod; thence run North 89 deg. 24 min. 16 sec. East for 419.77 feet to an iron rod on the West right of way line of Alabama Highway No. 119; run thence along said Highway right of way line South 11 deg. 03 min. 45 sec. West for 296.6 feet to the beginning point of subject parcel of land; from said point, continue said course along said right of way line for 108.7 feet; thence run South 89 deg. 17 min. 18 sec. West for 426 feet; thence run North 11 deg. 03 min. 45 sec. East for 208.7 feet; thence run North 89 deg. 17 min. 18 sec. East for 426 feet, back to the beginning point; being situated in Shelby County, Alabama.

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

\$67,165.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: Route 5 Box 750 Montevallo, Alabama 35115

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 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 stated 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 hands and seals, this 30th day of January, 1987.

Rec 2.50  
Ind 1.00  
3.50

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

1987 FEB -3 AM 8:07

Victor W. Traylor (SEAL)  
Victor W. Traylor

Darlene Traylor (SEAL)  
Darlene Traylor

STATE OF ALABAMA

SHELBY COUNTY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Victor W. Traylor and wife, Darlene Traylor

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 30th day of January, 1987

Notary Public

My Commission Expires April 9, 1987