

This form furnished by: **Cahaba Title, Inc.** 988-5600

This instrument was prepared by:
(Name) Daniel M. Spitler
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Mr. Michael E. Saulters
(Address) 9 Oakdale Drive
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of FIFTY-SIX THOUSAND AND NO/100 (\$56,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
DAVID WAYNE PHILEN and wife, VICKIE L. PHILEN

(herein referred to as grantors) do grant, bargain, sell and convey unto
MICHAEL E. SAULTERS and wife, LISA T. SAULTERS

(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 9, according to the Map of Oakdale Estates as recorded in Map Book 5, page 98, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:
Building setback line of 30 feet reserved from Oakdale Drive as shown by plat.
Public utility easements as shown by recorded plat, including an easement of 10 feet on the South side of lot.
Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 1 page 191 in Probate Office of Shelby County, Alabama.
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 112 page 456 and Deed Book 275 page 428 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
\$55,700.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 130 PAGE 530

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

1987 MAY 14 AM 10:04

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 50
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 400

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 for 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 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 April, 19 87.

WITNESS

(Seal)

(Seal)

(Seal)

David Wayne Philen
David Wayne Philen (Seal)
Vickie L. Philen
Vickie L. Philen (Seal)

(Seal)

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that David Wayne Philen and Vickie L. Philen whose name s 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 April A.D., 19 87