

This form furnished by:

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) Jonathan G. McCarver
(Address) 1712 Arrow Drive
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Four Thousand Six Hundred and no/100th (\$24,600.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas E. Douglass, Jr. and wife, Ann S. Douglass
(herein referred to as grantors) do grant, bargain, sell and convey unto

Dana Lynn Cline and Jonathan G. McCarver, single individuals
(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 46, according to Navajo Pines, as recorded in Map Book 5 page 108 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Subject to a mortgage to Real Estate Financing dated April 8, 1977, and filed in Mortgage Book 363 page 850, Public Records of Shelby County, Alabama in the sum of \$47,200.00 which sum Dana Lynn Cline and Jonathan G. McCarver expressly assume and agree to pay; and also hereby assume and agree to pay all the obligations of Thomas E. Douglass, Jr. and wife, Ann S. Douglass under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et. seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

\$12,600.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

1987 JUL -2 PM 2:55

1. Deed Tax \$ 12.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 15.50

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 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 June, 19 87.

WITNESS

(Seal)

(Seal)

(Seal)

Thomas E. Douglass, Jr. (Seal)
Ann S. Douglass (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 Thomas E. Douglass, Jr. and wife, Ann S. Douglass 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 June A.D., 19 87

3-10-91

My Commission Expires:

Notary Public