

SEND TAX NOTICE TO: Steven E. Wallace  
190 623 Cahaba Manor Lane  
Pelham, Alabama 35124



american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

This instrument was prepared by

(Name) W. Alan Summers, Atty.

(Address) 1275 Center Point Road, Birmingham, Alabama 35215

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty-nine Thousand Five Hundred and 00/100 (\$49,500.00) DOLLARS

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

Evelyn B. Adams, an unmarried woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Steven E. Wallace and Vickie L. Thornton

(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 55, except the West 5 feet thereof, according to the survey of Cahaba Manor Town Homes, as recorded in Map Book 6, Page 105, in the Office of the Judge of Probate of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

All of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, 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, I have hereunto set my hand(s) and seal(s), this 29th day of June, 1987.

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

1987 JUL 14 PM 2:39

JUDGE OF PROBATE

1. Deed Tax \$ (Seal)  
2. Mtg Tax (Seal)  
3. Recording Fees 2.50  
4. Indexing Fee 1.00  
TOTAL 3.50

Evelyn B. Adams (Seal)  
By Gerry E. Adams (Seal)  
Attorney in fact (Seal)

STATE OF ALABAMA  
Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Evelyn B. Adams, by Gerry E. Adams, as Attorney in Fact whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he, with full authority, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of June, A. D., 1987.

W. ALAN SUMMERS

[Signature] Notary Public.