TITLE NOT EX[redacted]

This form furnished by: **Cahaba Title, Inc.** Riverchase Office (205) 988-5600 [redacted]rn Office (205) 833-1571

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This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) 2032 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Wade Anthoney Yates
(Address) 4531 Valleydale Road
Birmingham, Alabama 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Five Hundred and no/100's- ($500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ricky Darrel Yates, a married man, Wade Anthony Yates, a married man, William Bart Skelton, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

Wade Anthony Yates, a married man and Ricky Darrel Yates, a married man (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:

See attached legal description Exhibit "A"

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

This property is not homestead property as defined by the Code of Alabama.

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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, 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 6th day of August, 19 87.

WITNESS

_____ (Seal)

_____ (Seal)

_____ (Seal)

Ricky Darrel Yates (Seal)

Wade Anthony Yates (Seal)

William Bart Skelton (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 Ricky Darrel Yates, Wade Anthony Yates, & William Bart Skelton, married men 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 6 day of August A.D., 19 87.

My Commission Expires April 8, 1990

My Commission Expires:

Robert D. Lawrence

Notary Public

Exhibit "A"

A parcel of land situated in the Southeast 1/4 of Section 28, Township 19 South, Range 1 West, Shelby County, Alabama and more particularly described as follows; Commence at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 28; thence in a northerly direction along the west line thereof, a distance of 1140.91 feet to the point of beginning; thence continue north along the west line of said 1/4-1/4 section, a distance of 914.08 feet; thence and angle right of 169 degrees, 24 minutes, 08 seconds and run in a southeasterly direction 477.29 feet; thence an angle left of 30 degrees, 30 min., 06 seconds and continue southeasterly 346.42 feet to a point on a public road; thence an angle right of 75 degrees, 58 minutes, 24 seconds and run in a southwesterly direction along said public road a distance of 173.71 feet, thence 3 degrees, 20 mins. right and continue southwest along road a distance of 92.54 feet; thence an angle right of 65 degs. 48 min., 22 secs. and run in a westerly direction a distance of 273.0 feet to the point of beginning. Parcel contains 3 acres.

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

1987 AUG -6 PM 4:00

JUDGE OF PROBATE

1. Deed Tax $ .50
2. Mtg. Tax ———
3. Recording Fee 5.00
4. Indexing Fee 2.00
TOTAL 7.50