

This form furnished by:

830
Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) DOUGLAS L. KEY, ATTORNEY AT LAW
(Address) 2100 11th Avenue North
Birmingham, AL 35234

Send Tax Notice to:

(Name) Archie W. & Peggy H. Sheffield
(Address) 22 Chase Plantation Parkway
Hoover, Alabama 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

(\$95,200.00)

That in consideration of Ninety Five Thousand Two Hundred and no/100 DOLLARS

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

Earl R. Irving and wife, Janet M. Irving
(herein referred to as grantors) do grant, bargain, sell and convey unto

Archie W. Sheffield and wife, Peggy H. Sheffield

(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 22, according to the Amended Map of Chase Plantation, Second Sector, as recorded in Map Book 8, page 159 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1987, a lien but not yet due and payable until October 1, 1987.
2. Public utility easements as shown by recorded plat, including an easement on the North 1/2 for ingress and egress, a 10 foot easement on the East side and an irregular easement on the South side.
3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended by Misc. Book 55 page 329 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 in Probate Office.
4. Right-of-Way granted to Alabama Power Company by instrument recorded in Deed Book 353 page 992 in Probate Office.
5. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 55 page 181 and covenants pertaining thereto recorded in Misc. Book 55 page 180 in Probate Office.
6. Title to all minerals within and underlying the premises are excepted including rights conveyed in Deed Book 356 page 19 in Probate Office.

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 ~~they~~ (we) are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (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 31st day of July, 19 87

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

1987 AUG 12 PM 1:52

95.50
Ref. 2.50
Ind. 1.00
99.00

(Seal)

(Seal)

(Seal)

EARL R. IRVING

JANET M. IRVING

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Earl R. Irving and wife, Janet M. Irving 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of July, A.D. 19 87.