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2347

This instrument was prepared by:

(Name) William H. Halbrooke, Attorney
(Address) Suite 704 Independence Plaza
Birmingham, AL 35209

Send Tax Notice to:

(Name) Larry D. Flatt
(Address) 3108 Sunny Meadows Lane
Birmingham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Eight Thousand Eight Hundred Sixty Seven and 26/100-- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Marshall Jones, Jr. and wife, Patsy S. Jones

(herein referred to as grantors) do grant, bargain, sell and convey unto

Larry D. Flatt and Rae Jean Flatt

(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 FOR LEGAL DESCRIPTION"

Subject to taxes, easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to First Southern Federal Savings and Loan Association as recorded in Real Vol. 94, page 357 in said Probate Office according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 ~~k~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~k~~ (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 24th day of August, 19 87.

WITNESS

(Seal)

(Seal)

(Seal)

Marshall Jones, Jr. (Seal)
Marshall Jones, Jr. (Seal)
Patsy S. Jones (Seal)
Patsy S. Jones (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned Marshall Jones, Jr. and Patsy S. Jones, a Notary Public in and for said County, in said State, hereby certify that 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 24th day of August, A.D., 1987

4 21 88

Wm. Halbrooke

Notary Public

BOOK 148 PAGE 221

A parcel of land located in Section 14, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Begin at the Southeast corner of Lot 1, Block 1, of Sunny Meadows, as recorded in Map Book 8 pages 18 A, B, and C, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Northwesterly direction along the Southwesterly line of said Lot 1 a distance of 167.73 feet; thence 38 deg. 59 min. 20 sec. right in a Northwesterly direction a distance of 203.0 feet; thence 0 deg. 32 min. left in a Northwesterly direction a distance of 110.0 feet; thence 29 deg. 02 min. 39 sec. left, in a Northwesterly direction a distance of 103.12 feet; thence 4 deg. 38 min. 33 sec. left in a Northwesterly direction a distance of 195.0 feet; thence 95 deg. 43 min. 12 sec. left in a Southwesterly direction a distance of 219.97 feet to the Southeast corner of Lot 8, Block 1, of Sunny Meadows, Phase Two, as recorded in Map Book 8 pages 19 A and B, in the Office of the Judge of Probate in Shelby County; thence 90 deg. left, in a Southeasterly direction a distance of 375.76 feet; thence 81 deg. 42 min. 23 sec. right in a Southerly direction a distance of 726.70 feet to the Northwesterly right of way line of Shelby County Highway 14; thence 119 deg. 27 min. 51 sec. left in a Northeasterly direction along said right of way line a distance of 524.99 feet to the beginning of a curve to the left, said curve having a radius of 25 feet and a central angle of 90 deg; thence along arc of said curve a distance of 39.27 feet to the end of said curve, said point being on the Southwesterly right of way line of Sunny Meadows Lane; thence along said right of way line, in a Northwesterly direction a distance of 237.0 feet to the beginning of a curve to the right, said curve having a radius of 244.62 feet and a central angle of 38 deg. 46 min. 23 sec.; thence along arc of said curve in a Northerly direction a distance of 165.54 feet to the end of said curve and the point of beginning; being situated in Shelby County, Alabama.

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

1987 AUG 31 AM 8:33

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>49.00</u>
2. Mtg. Tax	—
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>55.00</u>