

Send Tax Notice To:  
Gene & Ruth Bartow  
5429 Woodford Drive  
Birmingham, AL 35243

THIS INSTRUMENT PREPARED BY:

Albert E. Ritchey, atty at law

11 West Oxmoor Road, Suite 405  
Birmingham, Alabama 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Two Hundred Fifty Thousand and No/100 Dollars (\$250,000.00) and other good and valuable consideration

XXXXXXXX

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

Dennis H. Stephens, an unmarried man

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

Gene Bartow and wife, Ruth Bartow

(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 29, in Block 8, according to the Amended Survey of Woodford, as recorded in Map Book 8, Page 51, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Easements, restrictions and rights of way of record.
2. Taxes for the year 1988, which are due and payable October 1, 1988.
3. 30 foot building set back line as shown by record plat.
4. Easements over the rear and northerly 10 feet of subject property for public utilities as shown by record plat.
5. Restrictions, conditions and limitations in Misc. Volume 38, page 380.
6. Mineral and mining rights and all rights incident thereto excepted in Volume 76, Page 409 and Volume 80, page 575.
7. Agreements for underground cables with Alabama Power Company in Misc. Volume 38, page 454.
8. Agreements and easements to Alabama Power Company in Misc. Volume 38, page 455.

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

88 JUL -5 AM 9:34

1. Dead Tax \$ 250.00  
2. Mtg. Tax  
3. Recording Fee 250  
4. Indexing Fee 1.00  
TOTAL 253.50

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 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:

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 and seal, this 30th day of June, 1988.

WITNESS:

Dennis H. Stephens

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned hereby certify that Dennis H. Stephens whose name is signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State,

is known to me, acknowledged before he executed the same voluntarily

Given under my hand and official seal this 30th day of June A.D., 1988.

Form 3091

Notary Public

Ritchey & Ritchey

6/7/92