



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

SEND TAX NOTICE TO:
DANIEL GENE ENGLIN
3023 SPRUCE DRIVE
HELENA, ALABAMA 35080

This instrument was prepared by

(Name) CLAIBORNE P. SEIER, ATTY.

(Address) 2100 SOUTHBRIDGE PKWY., B' HAM, AL 35209

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THREE THOUSAND AND 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
H. WALKER & ASSOCIATES, INC.

(herein referred to as grantors) do grant, bargain, sell and convey unto
DANIEL GENE ENGLIN, AND WIFE, BARBARA ANN ENGLIN

(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 25, according to the MAP AND SURVEY of ROYAL PINES as recorded in Map Book
11, Page 51, in the PROBATE OFFICE of SHELBY County, ALABAMA.

Subject to Easements and Restrictions of Record.
Subject to taxes for 1988 and thereafter.

\$82,365.00 of the above purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

BOOK 195 PAGE 75

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUL 20 AM 10:27

Thomas W. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 1.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 4.50

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,
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 15th
day of July, 1988

WITNESS:

H. WALKER & ASSOCIATES, INC.

Harold R. Walker (Seal)
HAROLD R. WALKER, PRESIDENT (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 HAROLD R. WALKER, PRESIDENT
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 has executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of July, A. D. 1988

RETURN TO:
AMERICAN TITLE INSURANCE COMPANY
2700 BYRD DR. SUITE 204
BIRMINGHAM, ALABAMA 35203

Julie J. Judge
Notary Public.
My commission expires October 8, 1990