

This instrument was prepared by

(Name) Eric L. Carlton, Attorney at Law

1754

(Address) 3000 SouthTrust Tower, Birmingham, Alabama 35203

Form 1-1-5 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Six Thousand Dollars (\$6,000.00) and assumption of mortgage as stated below

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, DIANA H. MENTZER, an unmarried woman

wherein referred to as grantors) do grant, bargain, sell and convey unto JAMES EDWARD PEARSON and TERESA C. PEARSON, husband and wife

(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:

From the Southeast corner of Section 4, Township 18 South, Range 1 East, go West along the Section line 3,960.25 feet; thence right 99°33'21", 864.77 feet to the South right of way of Highway #41 for a point of beginning; thence right 59°27'51" 80 feet; thence right 90° 188.6 feet; thence right 96°11'07" 80.47 feet; thence right 83°48'53" 179.93 feet to the point of beginning. Containing 0.34 acres and lying in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 18 South, Range 1 East, Shelby County, Alabama.

This conveyance is subject to an outstanding mortgage on the above-described property from Diana H. Mentzer to Jim Walter Homes, Inc. By acceptance hereof, the Grantee assumes and agrees to pay and perform such mortgage and the indebtedness secured thereby.

BOOK 210 - PAGE 807

STATE OF ALA. SHELBY COUNTY
 I CERTIFY THIS INSTRUMENT WAS FILED
 88 OCT 26 AM 9:16
 JUDGE OF PROBATE

1. Doc. Tax	6.00
2. Reg. Tax	—
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	9.50

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 day of 19 88

WITNESS:

Janet West Hubbard (Seal)

Diana H. Mentzer (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Diana H. Mentzer 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, A. D. 1988

SouthTrust Bank Janet West Hubbard Notary Public.

MY COMMISSION EXPIRES JULY 24 1990