

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.(Address) PO Box 360187Birmingham, Alabama 35236

Send Tax Notice to:

(Name) John P. Segars

(Address) _____

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Two Thousand Eight Hundred Thirty Six and 39/100th-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ERNEST G. JULIAN AND WIFE, ELOISE D. JULIAN

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

JOHN P. SEGARS AND WIFE, JUDY SEGARS

(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 2315 according to the Survey of Riverchase Country Club, Twenty-Third Addition, Residential Subdivision, as recorded in Map Book 10, Page 11 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantees expressly assume and promise to pay that certain mortgage to Southtrust Mortgage Corporation as recorded in Real 151 Page 934 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

BOOK 216 PAGE 360

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -5 PM 12:42


JUDGE OF PROBATE

1. Deed Tax \$ 43.00
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 46.50

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 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 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

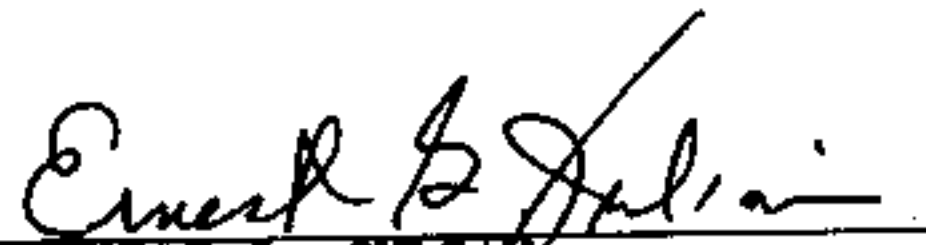

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 1st day of December, 19 88.

WITNESS

(Seal)

(Seal)

(Seal)


ERNEST G. JULIAN (Seal)

ELOISE D. JULIAN (Seal)

(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 ERNEST G. JULIAN AND WIFE, ELOISE D. JULIAN 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1ST day of DECEMBER A.D., 19 88

3/10/91

My Commission Expires:

Notary Public