

This form furnished by:

1774
Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Riverchase Office
(205) 985-3600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.

(Address) PO Box 360187

Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Donald M. Conner

(Address) 2209 Baneberry Drive

Birmingham, Alabama 35244-1403

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$227,500.00

That in consideration of Two hundred twenty seven thousand five hundred & NO/100ths **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas R. Peterson and wife, Britta J. Peterson
(herein referred to as grantors) do grant, bargain, sell and convey unto

Donald M. Conner and wife, Mary K. Conner
(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 2325, according to the Map and Survey of Riverchase Country Club, 23rd Addition, Residential Subdivision, as recorded in Map Book 10, Pages 11 A & B, in the Probate Office of Shelby County, Alabama.
Mineral and mining rights excepted.

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

\$ 145,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 82.50
2. Mtg Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 86.00

BOOK 224 PAGE 47
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 JAN 27 AM 8:55

Thomas R. Snowden, Jr.
JUDGE OF PROBATE

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 ✓
day of January, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

Thomas R. Peterson (Seal)
Britta J. Peterson (Seal)
Britta J. Peterson (Seal)

STATE OF ~~ALABAMA~~ ILLINOIS
COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas R. Peterson and wife, Britta J. Peterson 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 23rd day of January A.D., 19 89
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/2/92
My Commission Expires:

Janette G. Oddo
Notary Public