

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) James E. Breckenridge
(Address) 5050 Indian Valley Road
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY THOUSAND AND NO/100TH DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terry E. Dison and wife, Ruby M. Dison

(herein referred to as grantors) do grant, bargain, sell and convey unto James E. Breckenridge and wife, Joyce P. Breckenridge

(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 1, Block 1, according to First Sector, Indian Valley, as recorded in Map Book 5 page 43, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$13,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 224 PAGE 920

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

89 FEB -1 AM 11:36

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 77.00
2. Mtg. Tax 2.00
3. Recording Fee 2.00
4. Indexing Fee 1.00
TOTAL 80.50

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 18th day of January, 19 89

WITNESS

(Seal)

(Seal)

(Seal)

Terry E. Dison (Seal)
TERRY E. DISON
Ruby M. Dison (Seal)
RUBY M. DISON

(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 TERRY E. DISON AND WIFE, RUBY M. DISON whose name S 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 HAVE executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 18TH day of JANUARY A.D., 19 89

1/5/92

My Commission Expires:

Notary Public