

THIS INSTRUMENT PREPARED WITHOUT TITLE EXAMINATION OR LEGAL OPINION:

THIS INSTRUMENT PREPARED BY:

Palmer Norris
Attorney At Law
116 Bell Street - P. O. Box 537
Gardendale, Alabama 35071-0537
Phone: 205/631-5646

✓ SEND TAX NOTICE TO:

Ottis J. Reed
Estelle M. Reed
925 Leonard Road
Fultondale, Alabama 35068

WARRANTY DEED (Jointly For Life With Remainder To Survivorship)

STATE OF ALABAMA:

SHELBY COUNTY:

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Thirty Thousand and No/100 (\$30,000.00) Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, Deborah C. Nuby, a married woman (herein referred to as Grantor), do grant, bargain, sell and convey unto Ottis J. Reed and Estelle M. Reed (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:

PARCEL I:

Lots 1, 2 and 3 in Block 3 according to Glasscock's Subdivision on Spring Creek, which is located in the SE 1/4 of NE 1/4 of Section 12, Township 24 North, Range 15 East, the map of said subdivision being recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.

PARCEL II:

Lot 10, in Block 8, according to Glasscock's Subdivision on Spring Creek and Coosa River which is located in the SE 1/4 of NE 1/4 of Section 12, Township 24 North, Range 15 East, the map of said subdivision being recorded in Map Book 4, Page 23, in the Probate Office of Shelby County, Alabama.

PARCEL III:

Lot 3, in Block 10, according to Glasscock's Subdivision of Spring Creek, according to the survey of J. R. McMilen dated in 1957, recorded in the Probate Office of Shelby County, Alabama, in Map Book 4, Page 23. EXCEPT that portion conveyed to Ruth E. Rogers by Deed recorded in Deed Book 289, Page 793, in the Probate Office.

BOOK 229 PAGE 661

SUBJECT TO:

1. Taxes for the year 1989 and subsequent years, a lien but not due and payable until October 1, 1989.

2. Rights acquired by Alabama Power Company by instrument recorded in Deed Book 243, Page 277, in Probate Office.

3. Transmission line permits to Alabama Power Company recorded in Deed Book 151, Page 102; Deed Book 143, Page 422; Deed Book 153, Page 403; Deed Book 167, Page 389; and Deed Book 202, Page 363, in Probate Office of Shelby County, Alabama.


4. Encroachment of mobile home over the Northwest line of Parcel III as shown on survey of Robert C. Farmer, Reg. No. 14720, dated January 19, 1988.

That the property conveyed herein does not constitute any portion of the homestead of Grantor.

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 do for myself and for my heirs, executors and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said Grantee, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 22nd day of February, 1989.

 (SEAL)
Deborah C. Nuby


ACKNOWLEDGMENT

STATE OF ALABAMA:

JEFFERSON COUNTY:

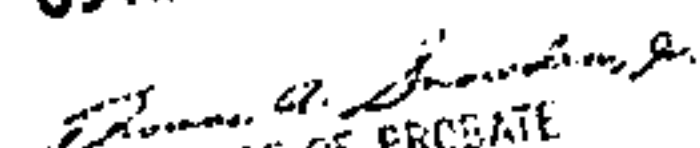
I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Deborah C. Nuby, a married woman, whose name is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that being informed of the contents of the conveyance, she has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 22nd day of February, 1989.


Notary Public (SEAL)
Comm. Exp. 10-24-90

BOOK 229 PAGE 663

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
89 MAR -9 AM 11:18


JUDGE OF PROBATE

1. Deed Tax	<u>30.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>38.50</u>