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This instrument was prepared by:
(Name) Mr. Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:
(Name) Ms. Judith R. Lamb
(Address) 376 Indian Trail Road
Helena, Alabama 35080

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of TWO HUNDRED FORTY-FIVE THOUSAND AND NO/100 (\$245,000.00) --- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, GENEVA D. WHEELER, a widow

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

JUDITH R. LAMB, a married woman and DOROTHEA W. REINHEIMER, an unmarried woman (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 4, in Block 7 in Indian Springs Ranch, being a subdivision of a part of North 1/2 of SE 1/4 and the SE 1/4 of the SE 1/4 of Section 29; a part of the SW 1/4 of the SW 1/4 of Section 28; a Part of the E 1/2 of NE 1/4 of Section 32 and a part of W 1/2 of NW 1/4 of Section 33, all in Township 19 South, Range 2 West, situated in Shelby County, Alabama. According to plat thereof prepared by A. A. Winters, Registered Surveyor, and recorded in the Office of the Judge of Probate of Shelby County, Alabama, on September 26, 1958 in Map Record 4, page 29.

SUBJECT TO:

Building setback line of 100 feet reserved from Indian Trail as shown by plat. Public utility easements as shown by recorded plat, including a 5 foot on the North side and 5 foot on the South side and a 10 foot on the East side of lot. Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 195 page 467 and Deed Book 224 page 436 in Probate Office of Shelby County, Alabama. Easement to Alabama Power Company as shown by instrument recorded in Deed Book 198 page 491 in Probate Office of Shelby County, Alabama. Mineral and mining rights if not owned by Grantor. \$195,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 232 PAGE 774

- 1. Deed Tax \$ 50.00
- 2. Mtg. Tax
- 3. Recording Fee 2.50
- 4. Indexing Fee 1.00
- TOTAL 53.50

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, I have hereunto set my hand(s) and seal(s), this 23rd day of March, 19 89

WITNESS

STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
89 MAR 31 AM 8:38 (Seal)

Geneva D. Wheeler (Seal)
Geneva D. Wheeler (Seal)
 (Seal)

STATE OF ALABAMA
SHELBY COUNTY } **General Acknowledgment**
JUDGE OF

I, the undersigned , a Notary Public in and for said County, in said State, hereby certify that Geneva D. Wheeler, a widow 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 23rd day of March A.D., 19 89

1/25/90
My Commission Expires:

Notary Public