

Cahaba Title, Inc.

988-5600

This form furnished by:

TITLE NOT EXAMINED

This instrument was prepared by:

(Name) Watson & Johnson

(Address) P. O. Box 987

Alabaster, Alabama 35007

Send Tax Notice to:

(Name) Jeffrey Zane Bass

(Address) 1533 King James Drive

Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100 (\$10.00) DOLLARS
and other good and valuable consideration

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Jeffrey Zane Bass and wife, Melinda Shingler Bass

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

Jeffrey Zane Bass and Melinda Shingler Bass

(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 9, according to the Map and Survey of Kingwood Townhomes, Phase One, as recorded
in Map Book 9, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1989, a lien, but not due and payable until
October 1, 1989. (2) Building setback line of 30 feet reserved from King James Drive
as shown by plat. (3) Public utility easement as shown by recorded plat, including a
7.5 foot easement on the North side and a 15 foot easement on the West side. (4)
Transmission Line Permit to Alabama Power Company as shown by instrument recorded in
Deed Book 225, Page 224, and Deed Book 55, Page 454, in the Probate Office. (5) Right-
of-way granted to South Central Bell by instrument recorded in Deed Book 285, Page 253,
in Probate Office. (6) Easement to Colonial Pipeline as shown by instrument recorded in
Deed Book 220, Page 505, and Misc. Book 20, Page 247, in Probate Office. (7) Agreement
with Alabama Power Company as to underground cables recorded in Real 12, Page 549, and
covenants pertaining thereto recorded in Real 12, Page 548, in Probate Office.

Subject to that certain mortgage to National Heritage Mortgage Corporation, as recorded
in Real Volume 39, Page 950, and assigned to Mortgage Corporation of the South, as
recorded in Real Volume 43, Page 16, Shelby County Probate Court.

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

89 SEP -1 PH 2: 08

Thomas A. Shandling, 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 OUT hand(s) and seal(s), this 15th
day of August, 19 89

WITNESS

1. Deed Tax ----- \$ 23.50
2. Mtg. Tax ----- \$ 2.50 (Seal)
3. Recording Fee ----- \$ 3.00 (Seal)
4. Indexing Fee ----- \$ 3.00 (Seal)
5. No Tax Fee ----- \$ 1.00 (Seal)
6. Certified Stamp Fee -- \$ 1.00 (Seal)

Total ----- \$ 30.00

Jeffrey Zane Bass (Seal)
Melinda Shingler Bass (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State,
hereby certify that Jeffrey Zane Bass and wife, Melinda Shingler Bass,
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 executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 15th day of August, A.D., 19 89

JANICE E. CHILVER

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