

This instrument was prepared by

COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

2921

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOUR THOUSAND TWO HUNDRED FIFTY & 00/100— (\$104,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Howard Green, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Richard Allen Bell and wife, Ramona Lea Bell (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 104, according to the survey of Autumn Ridge, as recorded in Map Book 12, Pages 4, 5, & 6, 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.

\$100,582.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1132 Independence Drive, Alabaster, Alabama 35007-9365

This property is not homestead as defined by the code of Alabama.

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 (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with 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 stated 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 29th day of September, 1989.

1. Deed Tax -----	\$ 4.00
2. Mtg. Tax -----	\$
3. Recording Fee -----	\$ 2.50
4. Indexing Fee -----	\$ 3.00
5. Notary Fee -----	\$
6. Certified Stamp Fee --	\$ 1.00

STATE OF ALABAMA ----- \$ 10.50
SHELBY COUNTY COUNTY

Howard Green
Howard Green

STATE OF ALABAMA (SEAL)
I CERTIFY THIS INSTRUMENT WAS FILED
89 OCT -6 PM 12:41
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Howard Green, a single individual 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of September A.D., 1989

Notary Public

My Commission Expires March 10, 1991