

This instrument was prepared by

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

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND & NO/100— (\$86,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Leslie C. Towns, III and wife, Francine L. Towns (herein referred to as grantors), do grant, bargain, sell and convey unto James J. Bodker and wife, Wilma L. Bodker (herein referred to as GRANTEEES) 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 61, according to the Survey of Hamlet, Seventh Sector, as recorded in Map Book 9, Page 120, in the Probate Office of Shelby County, Alabama.

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

268 \$65,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK GRANTEEES' ADDRESS: 930 7th Avenue N.W. Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 29th day of November, 1989.

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

Leslie C. Towns III
Leslie C. Towns, III

(SEAL)

89 DEC -5 AM 9:01

Francine L. Towns
Francine L. Towns

(SEAL)

STATE OF ALABAMA
SHELBY COUNTY

Courtney H. Mason, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Leslie C. Towns, III and wife, Francine L. Towns whose names 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 29th day of November A.D., 1989

1. Deed Tax ----- \$ 2.00
2. Title Tax ----- \$ 0.00
3. Recording Fee ----- \$ 0.50
4. Notary Fee ----- \$ 3.00
5. No Tax Fee ----- \$ 0.00
6. Certified Stamp Fee -- \$ 1.00

Notary Public

Total ----- \$ 27.50

My Commission Expires March 10, 1991