

This instrument was prepared by

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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 ONE HUNDRED THIRTY NINE THOUSAND & NO/100—  
(\$139,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Steven Schencker, a  
married man (herein referred to as grantors), do grant, bargain, sell and convey  
unto Art C. Luther, III and wife, Lenora K. Luther (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 and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

See Exhibit "A" for Legal Description

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

\$125,100.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.


GRANTEES' ADDRESS: 2792 Shelby County Road 51 Wilsonville, Alabama 35186

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 10th day of  
October, 1990.

44 This property is not homestead property of the above named grantor as defined by the  
Code of Alabama.

  
Steven Schencker (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Steven Schencker, a married man 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 10th day of October A.D., 1990

  
Notary Public

Exhibit "A"

Commence at the Northeast corner of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama; thence run South along the East boundary line of said Section 5 for 1338.45 feet; thence turn an angle of 91 deg. 01 min. 30 sec. right and run 690.66 feet to the point of beginning; thence turn an angle of 73 deg. 43 min. 44 sec. right and run 313.42 feet; thence turn an angle of 73 deg. 49 min. 10 sec. left and run 726.24 feet to the East right of way line of Shelby County Road No. 51; thence turn an angle of 106 deg. 10 min. 50 sec. left run along said road right of way line for a distance of 311.67 feet; thence turn an angle of 73 deg. 43 min. 44 sec. left and run 726.59 feet to the point of beginning; being situated in Shelby County, Alabama.

505.

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

90 OCT 15 AM 10:55

*Thomas H. Jones*  
JUDGE OF PROBATE

1. Filing Fee	14.00
2. Notary Fee	5.00
3. Recording Fee	3.00
4. Tax	0.00
5. Other	0.00
6. Total	22.00

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