

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205)833-1571
FAX 833-1577

Riverchase Office
(205)988-5600
FAX 988-5905

This instrument was prepared by:
(Name) COURTNEY H. MASON, JR.
(Address) 100 CONCOURSE PARKWAY, SUITE 350
BIRMINGHAM, ALABAMA 35244

Send Tax Notice to:
(Name) Paul R. Odom
(Address) 2317 Buckingham Place
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 NINE THOUSAND TWO HUNDRED TEN AND NO/100ths (\$9,210.00) - - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mitchell A. Deloach, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Paul R. Odom and wife, Vicki M. Odom and Sylvia Joiner
(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 13, according to the map and survey of Harbor Towne, as recorded in Map Book 13, Page 74, in the Probate Office of Shelby County, Alabama.

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

GRANTEES HEREIN JOINTLY AND SEVERALLY HEREBY ASSUME AND COVENANT TO PERFORM ALL THE TERMS AND CONDITIONS OF THE OBLIGATIONS SET FORTH IN THAT CERTAIN PROMISSORY NOTE EXECUTED BY Mitchell A. Deloach AND DELIVERED TO Fleet Mortgage Corp. IN THE AMOUNT OF \$ 85,790.00 DOLLARS DATED January 26, 1990, AND THAT CERTAIN DEED OF TRUST, SECURING SAID PROMISSORY NOTE OF EVEN DATE THEREWITH, UPON THE PROPERTY CONVEYED IN THE DEED, WHICH DEED OF TRUST IS RECORDED IN BOOK 276 PAGE 147, IN THE SHELBY COUNTY REGISTER OF DEEDS OFFICE, INCLUDING, BUT NOT LIMITED TO, THE OBLIGATION TO REPAY THE DEBT.

THIS PROPERTY IS NOT HIS HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

1. Deed Tax	<u>9.50</u>
2. Mfg. Tax	<u>2.00</u>
3. Recording Fee	<u>2.00</u>
4. Indexing Fee	<u>2.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>17.00</u>

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.

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 21st day of December, 19 90.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

90 DEC 28 AM 9:13 (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mitchell A. Deloach, a married man whose name is signed to the foregoing conveyance, and who 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 21st day of December A.D., 19 90

10-23-93

Richard D. Mink
Notary Public

BOOK 323 PAGE 807