

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Bruce L. Gordon
(Address) Gordon, Silberman, Wiggins & Childs, P.C.
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
(Name) Charles R. and Sherry Cleveland
(Address) 3597 Cumberland Trace
Birmingham, Alabama

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 Seventy-One Thousand Five Hundred and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve G. Massey and wife, Donna R. Massey

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

Charles R. Cleveland and wife, Sherry A. Cleveland

(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 1, according to Cumberlands Addition to Meadow Brook as recorded in Map Book 9, Page 126, in Probate Office of Shelby County, Alabama.

This conveyance is made subject to:

1. Taxes for 1991.
2. 35 foot building set back line from Cumberland Drive as shown on recorded map of said subdivision.
3. 10 foot utility easements across West, Northwest and North side of said Lot and easement of varying width over the Eastern portion of said lot as shown on recorded map of said subdivision.
4. Title to minerals underlying caption lands with mining rights and privileges belonging thereto as conveyed in Deed Book 66, page 34, in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company as to underground electrical distribution as recorded in Misc. Book 48, page 880, in the Probate Office of Shelby County, Alabama.

The consideration set out above is represented by a Real Estate Mortgage and Security Agreement executed simultaneously herewith to SouthTrust Bank of Alabama, National Association.

1. Deed Tax no tax paid
2. Mfg. Tax 2.50
3. Advertising Fee 3.00
4. Insuring Fee 7.00
5. No Tax Fee 1.00
6. Certified Pl. 1.00
Total 7.50

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 ~~x~~ (we) do for ~~ourselves~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~from~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~k~~ (we) have a good right to sell and convey the same as aforesaid; that ~~x~~ (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 our hand(s) and seal(s), this 2nd day of August, 19 91

WITNESS

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

91 AUG -5 AM 11:33

JUDGE OF PROBATE

Steve G. Massey (Seal)
Donna R. Massey (Seal)
Donna R. Massey (Seal)

STATE OF ALABAMA

Jefferson

COUNTY }

General Acknowledgment

I, Rosemary A. Helmore, a Notary Public in and for said County, in said State, hereby certify that Steve G. Massey and Donna R. Massey 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 2nd day of August, A.D., 19 91

10/10/94

Rosemary A. Helmore
Notary Public