

This form furnished by:

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467

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) PO BOX 360187
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Richard Compans
(Address)

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 Dollar and other good and valuable consideration ¹⁵⁰⁰ DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Brian L. Bailey, a single individual
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard Compans and wife, Marian Compans
(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 2, according to the survey of First Addition to Indian Crest Estates as recorded in Map Book 12 page 54 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

THIS DEED IS EXECUTED FOR THE PURPOSE OF CONVEYING BACK TO RICHARD COMPANS AND MARIAN COMPANS THE PROPERTY THAT WAS ERRONEOUSLY CONVEYED IN REAL 345 PAGE 709, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

362 Part 690
360C
Book

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS DRAFTED

91 SEP - 9 AM 10:31

JUDGE OF PROBATE

50
1. Deed Tax 2.50
2. Mill Tax 0.25
3. Recording Fee 0.20
4. Indexing Fee 0.00
5. No Tax Fee 1.00
6. Certified Fee 0.00
Total 4.00

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.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the 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 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 GRANTEEES, 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 3rd day of September, 19 91.

WITNESS

(Seal)


Brian L. Bailey

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

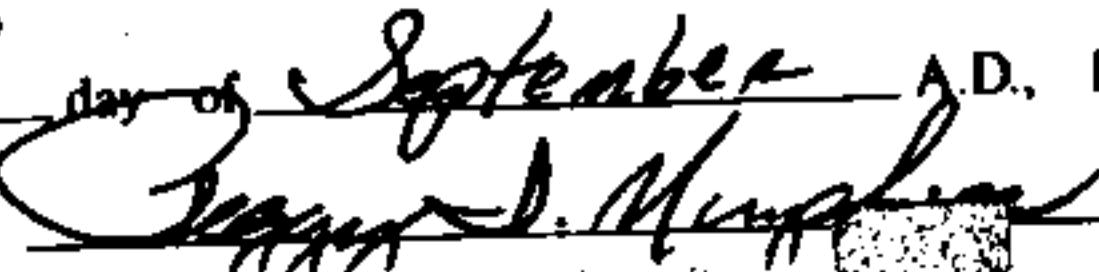
COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian L. Bailey, 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 3rd day of September, 19 91.

4-9-95


Courtney Mason & Associates, P.C.