

This form furnished by:

**Cahaba Title, Inc.**

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This instrument was prepared by:  
(Name) Courtney Mason & Associates, P.C.  
(Address) \_\_\_\_\_

Send Tax Notice to:  
(Name) Mr. Allen J. Young  
(Address) 1729 Native Dancer Circle  
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 ONE HUNDRED THIRTEEN THOUSAND AND NO/100ths (\$113,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rickey D. Douglas d/b/a Douglas Builders (herein referred to as grantors) do grant, bargain, sell and convey unto Allen J. Young and wife, Krista M. Young (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 30, according to the survey of Dearing Downs, Tenth Addition, as recorded in Map Book 14 Page 86, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$107,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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

BOOK 366 PAGE 690

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

91 OCT -2 AM 11:55

JUDGE OF PROBATE

|                  |          |
|------------------|----------|
| 1. Deed Tax      | \$ 6.00  |
| 2. Mfg. Tax      | \$ 0.00  |
| 3. Recording Fee | \$ 3.50  |
| 4. Indexing Fee  | \$ 3.00  |
| 5. No Tax Fee    | \$ 0.00  |
| 6. Certified Fee | \$ 1.00  |
| Total            | \$ 12.50 |

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 of 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 27th day of September, 19 91.

WITNESS

Rickey D. Douglas d/b/a Douglas Builders

BY: Rickey D. Douglas (Seal)

(Seal)

(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 Rickey D. Douglas d/b/a Douglas Builders 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 27th day of September A.D., 19 91

23-93

Richard D. Smith