

This instrument was prepared by

(Name) Frances Mulkey

(Address) Alabaster, Al. 35007

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1472 - Kelly Dr.  
Alabaster, Al. 35007  
This form furnished by  
**Cahaba Title, Inc.**  
Highway 31 South of Valleydale Rd., P.O. Box 8  
Fellham, Alabama 35124  
Phone (205) 988-6600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Value 2,600.00

That in consideration of Ten & No/100

(10.00)

DOLL.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged.

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

✓ David E. Edwards & Wife Kelly G. Edwards

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivors of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situate

in Shelby County, Alabama to-wit:

Lot 18, First addition to Deer Springs Estates, as recorded in Probate Office of Shelby County in-Book 5, page 55. Subject to easements for public utilities, restrictive covenants, conditions and limitations which pertain to said lot and any mineral and mining rights not owned by Deer Springs Estates.

BOOK 381 PAGE 334

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

92 JAN -6 AM 11:57

JUDGE OF PROBATE

|                  |         |
|------------------|---------|
| 1. Deed Tax      | \$ 3.00 |
| 2. Mig. Tax      | \$      |
| 3. Recording Fee | \$ 3.50 |
| 4. Indexing Fee  | \$ 3.00 |
| 5. No Tax Fee    | \$      |
| 6. Certified Fee | \$ 1.00 |
| Total            | \$ 9.50 |

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them 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 the said GRANTEE 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 said GRANTEES, their heirs and assigns for against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 31st day of December 1991

hand(s) and seal(s) this 31st.

WITNESS:

Charlotte Lay Ware (Seal)

Henry Green (Seal)

(Seal)

Everette E. Edwards  
Everette E. Edwards

Carolyn R. Edwards  
Carolyn R. Edwards

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned,

hereby certify that Everette E. & Carolyn R. Edwards

whose names are signed to the foregoing conveyance, and who is well known to me, acknowledged before me

on this day, that, being informed of the contents of the conveyance

on the day the same bears date.

Given under my hand and official seal this 31st day of December

a Notary Public in and for said County, do hereby

execute the same without

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