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1782

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway
Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Michael Delen Boyd
(Address) 6533 Quail Run Drive
Pelham, Alabama 34124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS, \$124,900.00

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED & NO/100^{ths} DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Woodard S. Setzer and wife, C. Kay Setzer
(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael Delen Boyd and wife, Dawn Day Boyd

(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 17, according to the Survey of Quail Run, as recorded in Map Book 7 page 22 in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

\$ 99,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

1. Deed Tax	<u>25.00</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	_____
6. Certified Fee	<u>1.00</u>
Total.....	<u>31.50</u>

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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, WE have hereunto set OUR hand(s) and seal(s), this 3rd day of March 1992

WITNESS

STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT WAS FILED
92 MAR 20 AM 11:18 (Seal)

JUDGE OF PROBATE (Seal)

Woodard S. Setzer (Seal)
Woodard S. Setzer

C. Kay Setzer (Seal)
C. Kay Setzer

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Woodard S. Setzer and wife, C. Kay Setzer whose names 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 3rd day of March A.D., 19 92

10-23-93 My Commission Expires: _____ Richard D. Mick Notary Public