



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) James E. Roberts

(Address) 317 Twentieth Street, North, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventeen Thousand and no/100----- DOLLARS

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

Joe DeMarco, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto

Wiley F. and Martha T. Cater
(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 9, according to the Survey of Amended Map of Dearing Downs, Fifth Sector, as recorded in Map Book 10, Page 71, in the Probate Office of Shelby County, Alabama.

The property described in this instrument is not nor has never been the homestead of the Grantor.

Subject to all easements and restrictions listed on Exhibit A.

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08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 26.00

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, 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 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 said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hand(s) and seal(s), this 14th day of October, 1992

WITNESS:

(Seal)

Joe DeMarco

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned Joe DeMarco, a Notary Public in and for said County, in said State, hereby certify that who 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 was executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of October, A. D., 1992

B.T. 1

Land Title

Florida B. Joorns
2/7/96

Notary Public.

EXHIBIT A

1. Taxes and assessments for the year 1992, and subsequent years, which are not yet due and payable. Tax information has been based on the present assessment roles, but is subject to any future adjustments that may be made by either the Tax Assessor or the Board of Equalization of Shelby County, Alabama.
2. Building line as shown by recorded Map.
3. Easement as shown by recorded Map.
4. Restrictions appearing of record in Real 80, Page 647, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Bell Telephone and Telegraph Company, recorded in Real 87, Page 179, in the Probate Office of Shelby County, Alabama.
6. Easement for Utilities Board of the Town of Helena, recorded in Volume 294, Page 604, in the Probate Office of Shelby County, Alabama.
7. Coal, oil, gas and other mineral interests in, to or under the land herein described are not insured.
8. Right of Way granted to Alabama Power Company by instrument recorded in Real 75, Page 703, in the Probate Office of Shelby County, Alabama.
9. Any and all other easements, restrictions or agreements of record.

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