

THIS INSTRUMENT PREPARED BY:
✓ HILL & WEATHINGTON, P.C.
819 Parkway Drive, S.E.
Leeds, Alabama 35094

Send Tax Notice To:
4829 Caldwell Mill Lane
Birmingham, AL 25242

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Eighty Five Thousand and No/00 Dollars (\$85,000.00) to the undersigned Grantor or Grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John F. Shoemaker and wife, Mary E. Shoemaker (herein referred to as Grantors) do grant, bargain, sell and convey unto JAMES E. SHOEMAKER and PAULA T. SHOEMAKER (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 35, according to the survey of Old Mill Trace, Second Sector, as recorded in Map Book 8, page 156, Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Easement to Alabama Power Company and South Central Bell as recorded in Deed Book 353, page 990, Probate Office of Shelby County, Alabama.

\$52,000.00 of the above recited consideration was paid by mortgage loan executed simultaneously herewith.

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

Inst # 1993-00879

01/11/1993-00879
12:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 KCD 42.00

IN WITNESS WHEREOF, I (we) have set my (our) hand(s) and seal(s) this 31 day of December, 1992.


John F. Shoemaker


Mary E. Shoemaker

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John F. Shoemaker and wife, Mary E. Shoemaker, whose name(s) 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 31 day of December, 1992.


Notary Public

Inst # 1993-00879

01/11/1993-00879
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