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02/15/1993-04344
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 42.50

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of Thirty-Three Thousand Five Hundred Dollars (\$33,500.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein the receipt of which is hereby acknowledged, CLYDE W. PEARCE, JR. and NOBLE W. FENNELL, GRANTORS herein, do hereby grant, bargain, sell and convey unto KEITH YOUNGBLOOD and wife, PAMELA T. YOUNGBLOOD, GRANTEES herein, 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, in the following described real estate situated in Shelby County, Alabama, to wit:

Lot 17, according to the survey of Paradise Cove as recorded in Map Book 15 page 77 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- (1) 1993 Ad valorem taxes which are a lien but not yet due and payable;
- (2) Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 15 page 77 and Real 365 page 667 in Probate Office.
- (3) Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 241 page 838 and Deed 143 page 444 in Probate Office;
- (4) Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed 337 page 673 in Probate Office;
- (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 330 page 855 and Deed 337 page 673 in Probate Office;
- (6) Rights of riparian owners in and to the use of Lay Lake;
- (7) Flood Rights to Alabama Power Company recorded in Deed

- 241 page 838 and Deed 246 page 714;
(8) Less and except any portion of subject property lying within lake.

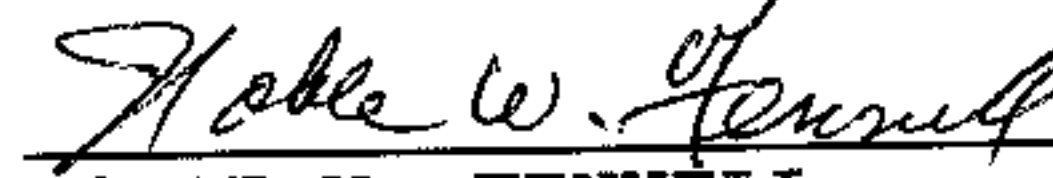
ABOVE-DESCRIBED PROPERTY IS NOT THE HOMESTEAD OF THE GRANTORS.

TO HAVE AND TO HOLD unto 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 we do, for ourselves and for our heirs, executors and administrators, covenant with said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and 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, WE have hereunto set Our hand(s) and seal(s), this 19th day of January, 1993.

 (Seal)
CLYDE W. PEARCE, JR.

 (Seal)
NOBLE W. FENNELL

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Clyde W. Pearce, Jr. and Noble W. Fennell 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 date the same bears date.

Given under my hand and official seal this 19th day of January, A.D., 1993.


Notary Public 1993-04344

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