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This instrument was prepared by:
(Name) DAN HOWARD REALTY
(Address) 103 Highway 25
Montevallo, AL 35115

Send Tax Notice to: THELMA DIXON
(Name) and KELLY M. LOEBLER
(Address) 1609 Deer Springs Rd.
Alabaster, AL 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirteen Thousand Five Hundred and no/100 (\$13,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Allen E. Wilson, a married man, (herein referred to as grantors) do grant, bargain, sell and convey unto Thelma Dixon and Kelly M. Loebler

(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 7, according to the survey of Deer Springs Estates, as recorded in Map Book 5, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and Except the following:

A part of Lot 7 of Deer Springs Estates as recorded in Map Book 5, page 38, in the Office of the Judge of Probate of Shelby County, Alabama, more particularly described as follows: beginning at the northwest corner of said Lot 7 and run thence westerly along the north line of same said Lot 7 a distance of 100.00 feet to a point, thence turn 90 deg. right and run southerly 12.00 feet to a point, thence turn 96 deg. 50 min. 34 sec. right and run northeasterly a distance of 100.72 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993, which are a lien but not yet due and payable until October 1, 1993.
2. Building setback line of 35 feet reserved from Deer Springs Road as shown by plat.
3. Public utility easements as shown by recorded plat including 10 feet on the Easterly side of lot.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed 127, page 399 in Probate Office.
5. Mineral and mining rights including rights set out in Deed 291, page 314 in Probate Office.

THE HEREINABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE A PART OF THE HOMESTEAD OF THE HEREINABOVE NAMED GRANTOR AND HIS SPOUSE.

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, I have hereunto set my hand(s) and seal(s), this 23rd day of March, 19 93.

WITNESS

(Seal) Allen E. Wilson (Seal)
ALLEN E. WILSON

(Seal)

(Seal)

STATE OF ALABAMA
JEFFERSON

COUNTY } **General Acknowledgment**

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that Allen E. Wilson, a married man, whose name is 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 23/25/1993-08043 day of CERTIFIED March A.D., 19 93

10/31/95

My Commission Expires:

09:50 AM
SHELBY COUNTY JUDGE OF PROBATE
001 135

Notary Public

Inst # 1993-08043

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