

This instrument was prepared by

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100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

Inst # 1993-09042

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO NOTED 28.50
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINE THOUSAND & NO/100---- (\$109,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Daniel F. Groeger and wife, Paula K. Groeger (herein referred to as grantors), do grant, bargain, sell and convey unto Todd A. Decker and wife, Julie M. Decker (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 133, according to the survey of Autumn Ridge, Second Sector, as recorded in Map Book 14 pages 16, 17 and 18, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining excepted.

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

\$87,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 1116 Colonial Drive Alabaster, Al. 35007

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 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 stated 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, we have hereunto set our hands and seals, this 22nd day of March, 1993.

Daniel F. Groeger

Paula K. Groeger

State of Colorado) County of Jefferson)

I, the undersigned, hereby certify that Daniel F. Groeger, 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 of same bears date.

GIVEN UNDER MY HAND THIS 24th day of March, 1993.

My Commission Expires: 3-1-97

Suzanne Brown
Notary Public

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Paula K. Groeger, a married woman 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, she executed the same voluntarily on the day of same bears date.

GIVEN UNDER MY HAND THIS 24th day of March, 1993.

My Commission Expires: 24th

3-5-95

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

Notary Public