

This instrument was prepared by:
(Name) Courtney Mason & Associates, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:
(Name) Joseph W. Yates
(Address) 505 Dogwood Forest Circle
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS, \$118,528.00

NO/100THS

That in consideration of ONE HUNDRED EIGHTEEN THOUSAND FIVE HUNDRED TWENTY EIGHT AND **DOLLARS**
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Dan Tuck and Rita Tuck d/b/a Dan Tuck Homes

(herein referred to as grantors) do grant, bargain, sell and convey unto

Joseph W. Yates and Janice S. Yates

(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 11, according to the survey of Park Forest Subdivision, Sector 2, as recorded in Map Book 16, page 84 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$112,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

Inst # 1993-21881

07/26/1993-21881
09:58 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCO 14.50

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, WE have hereunto set OUR hand(s) and seal(s), this 22nd
day of July, 19 93

WITNESS

Dan Tuck and Rita Tuck d/b/a Dan Tuck Homes

(Seal)

BY: [Signature] (Seal)

(Seal)

BY: [Signature] (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Dan Tuck and Rita Tuck d/b/a Dan Tuck Homes
whose name 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 22nd day of July, A.D., 19 93

My Commission Expires:

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

Notary Public

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