

Important: Read Instructions on Back Before Filling out Form.

08/24/1993-25507
02:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 19.90

Wm Bradley Young

This form furnished by

Cahaba Title, Inc. 488-5000

This instrument was prepared by:
 (Name) Daniel M. Spitzer
 (Address) 108 Chandelar Drive
Prichard, Alabama 35124

Send fax Notice to:
 (Name) Mr. William B. Young
 (Address) 1808 Tradewinds Circle
Alabaster, Alabama 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 EIGHTY-THREE THOUSAND SIX HUNDRED AND NO/100 (\$83,600.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, we

ROBERT E. MCCORMICK and wife, JENNIFER E. MCCORMICK

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

WILLIAM B. YOUNG and wife, BRISTLE H. YOUNG

(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 vesting remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to wit:

Lot 89, according to the map and survey of Northgate, Third Sector, as recorded in Map Book 7 page 110 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Building setback line of 35 feet measured from Tradewinds Circle and Conch Circle as shown by plat.

Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 29 page 557 in Probate Office of Shelby County, Alabama.

Right of way granted to Colonial Pipeline by instrument recorded in Deed Book 223 page 431 in Probate Office of Shelby County, Alabama.

Easement to Plantation Pipeline as shown by instrument recorded in Deed Book 112 page 320 and Misc. Book 26 page 104 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 310 page 11 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 29 page 400 and covenants pertaining thereto recorded in Misc. Book 29 page 406 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 259 page 171 and Deed Book 246 page 97 in Probate Office of Shelby County, Alabama.

\$66,850.00 of the purchase price recited above was paid from a mortgage loan closed 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 vesting 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 12th day of July, 1987.

WITNESS
 STATE OF ALABAMA SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

NOT 12-15 AM 8 26

APPEL OF PROBATE

STATE OF ALABAMA
 SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, do hereby certify that Robert E. McCormick and wife, Jennifer E. McCormick whom 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 were dated.

Given under my hand and official seal this 12th day of July, 1987.

Inst # 1993-25507

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