

This instrument was prepared by

This Form furnished by:

(Name) Ina M. Coon
(Address) 1900 Indian Lake Drive
Birmingham, Alabama 35244

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND THREE HUNDRED and NO/100 DOLLARS
(\$15,300.00)

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

Dillion L. Gowers and wife Grace T. Gowers

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

James A. Reed and wife Sheri M Reed

(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 right of reversion, the following described real estate situated in SHELBY County, Alabama to-wit:

Lot 1, Slough Hollow, containing 4.9 Acres +/-, according to the recorded Survey Map of Slough Hollow, a single family subdivision, situated in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 5, Township 21 South, Range 4 West, Shelby County, Alabama, As Recorded in Map Book 16 Page 11, Shelby County, Alabama.

Subject To:

1. Mineral & Mining rights of record, Deed Book 49, Page 73, Shelby County, Alabama.
2. Any easements and rights-of-way of record in Deed Book 171 Page 43; and in Deed Book 221 Page 397, Shelby County, Alabama.
3. Any other restrictions and easements of record.
4. Note and Mortgage of this same date to be held by 'Grantors' in the amount of \$13,000.00, and to be recorded this same date. File 1992-30940

12/31/1993-42053
10:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 11.00

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 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 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 17th day of December, 19 92

WITNESS:

[Signature] (Seal)
[Signature] (Seal)
[Signature] (Seal)

Dillion L. Gowers (Seal)
Grace T. Gowers (Seal)
[Signature] (Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dillion A. Gowers and Grace T. Gowers whose name is 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of December, A. D., 19 92

Ina M. Coon
Notary Public.