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This form furnished by: **Cahaba Title, Inc.**

Eastern Office  
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This instrument was prepared by:  
(Name) Timothy A. Massey  
(Address) 1100 East Park Dr, Ste 301  
Birmingham, AL 35235

Send Tax Notice to:  
(Name) Richard L. Dakin  
(Address) 1953 Chandaway Drive  
Pelham, AL 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**

Jefferson

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Eight Thousand Eight Hundred Fifty & 00/100 DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

James B. Brownlee, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Richard L. Dakin and Diane E. Dakin  
(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 84, according to Map of Chandalar South, Second Sector, as recorded  
in Map Book 6 Page 12 in the Probate Office of Shelby County; being  
situated in Shelby County, Alabama.

Subject to 1994 taxes and thereafter.

Subject to easements, restrictions, covenants and conditions of  
record if any.

\$97,950.00 of the above mentioned consideration was paid from the  
proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-01506

01/13/1994-01506  
03:42 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 19.50

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, \_\_\_\_\_ have hereunto set \_\_\_\_\_ hand(s) and seal(s), this 10th  
day of January, 19 94.

WITNESS

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

James B. Brownlee  
James B. Brownlee

(Seal)

(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 James B. Brownlee, an unmarried 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 10th day of January A.D., 19 94

November 18, 1997

My Commission Expires:

[Signature]  
Notary Public

Inst # 1994-01506