

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eight Four Thousand and no/100 Dollars (\$84,000.00) to the undersigned Grantors, Horacio A. Tabares and wife, Nancie H. Tabares in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged, we, Horacio A. Tabares and wife, Nancie H. Tabares, (herein referred to as Grantors) do grant, bargain, sell and convey unto Harold G. Elswick, II and Lory A. Elswick, (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:

Lot 9, according to the Survey of Monte Tierra, 1st Addition, as recorded in Map Book 6, Page 93, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to easements, restrictions, limitations and rights of way of record.

A Purchase Money Mortgage in the amount of \$83,957.00 is filed 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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for us and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid that we will and 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 and seal this the 3rd day of April, 1995.

WITNESS

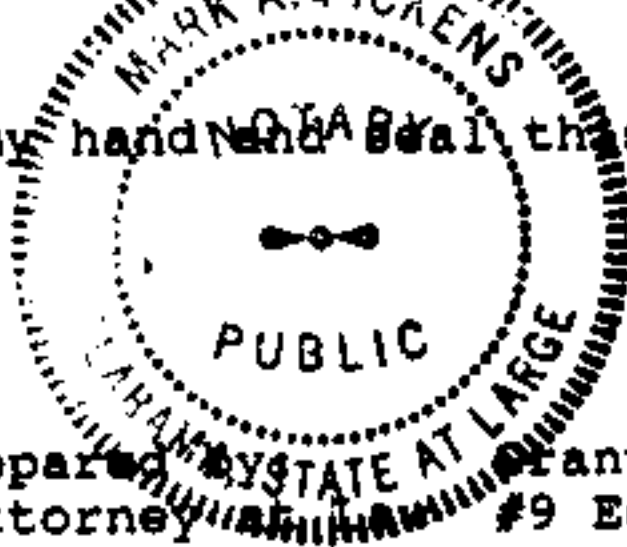
Horacio A. Tabares (L.S.)
Horacio A. Tabares

Nancie H. Tabares (L.S.)
Nancie H. Tabares

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Horacio A. Tabares and Nancie H. Tabares, whose names 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 and as their act on the day the same bears date.

Given under my hand and seal this the 3rd day of April, 1995.



Mark A. Pickens
Notary Public
My commission expires: 1/22/97

✓ This instrument prepared by Mark A. Pickens, Attorney at Law, #9 Eddings Lane, P. O. Box 59372, Birmingham, Alabama 35259, Ref: 95-0119. Grantee's Address: #9 Eddings Lane, Montevallo, AL 35115

Inst # 1995-08681

04/05/1995-08681
08:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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