

This instrument was prepared by:

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TITLE NOT EXAMINED
Legal Description
Furnished by Grantor

WARRANTY DEED
JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

TAX VALUE \$500

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of ten dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **DAWN N. COLE, GRANTOR** herein, does hereby grant, bargain, sell and convey unto **WILLIAM D. COLE AND WIFE, DAWN N. COLE, GRANTEES** herein, in fee simple, the following described real estate situated in Shelby County, Alabama, to wit:

Lot 1, according to the Survey of Sunnybrook Subdivision, First Addition as recorded in Map Book 7, Page 1 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Right-of-way to Alabama Power Company recorded in Volume 323, Page 490 and Volume 309, Page 358 in the Probate Office of Shelby County, Alabama.

The Grantees herein hereby agree to assume and pay the outstanding balance of that certain mortgage in favor of Collateral Investment Company filed for record May 7, 1979 and recorded in Volume 391, Page 226 in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Misc. Volume 30, Page 938 in said Probate Office.

Dawn N. Cole is one and the same person as Dawn N. Keenum, Grantee in that certain deed dated June 29, 1983 and recorded in the Probate Office of Shelby County, Alabama on July 6, 1983 and recorded in Book 348, Page 297.

TO HAVE AND TO HOLD unto the said Grantees, in fee simple, and to Grantees' heirs and assigns in fee simple, forever.

04/19/1995-10111
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

Inst # 1995-10111

And I do, for myself and for my heirs, executors and administrators, covenant with said grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 17th day of April, 1995.

Dawn N. Cole (Seal)
DAWN N. COLE

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that DAWN N. COLE 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 she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 17th day of April, A.D., 1995.

Patti Parnes
Notary Public

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