

STATE OF ALABAMA
COUNTY OF SHELBY

\$500.00

**DEED CONVEYING A LIFE ESTATE
WITH REMAINDER VESTED IN GRANTORS**

KNOW ALL MEN BY THESE PRESENTS: that for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration paid to the undersigned Grantors, **BRUCE DOROUGH and wife, DEBBIE S. DOROUGH**, by Grantees, **A. HARRIS POWELL and wife, MERLE M. POWELL**, the receipt and sufficiency of which consideration is hereby acknowledged, Grantors do hereby grant, bargain, sell and convey unto Grantees, reserving unto Grantors the remainder interest, a life estate in the following described real estate situated in Shelby County, Alabama:

Inst # 1995-16789

Lot 3, Block 1, according to the survey of Summer Place, First Sector, as recorded in Map Book 17, Page 57, in the Probate Office of Shelby County, Alabama; situated, lying and being in Shelby County, Alabama.

Grantees shall enjoy a right to possession of said real property along with Grantors. Upon the death of each Grantee, the non-exclusive right to possession of said property in favor of said Grantee shall terminate.

Grantors retain the right to possession of said property jointly with Grantees. Grantees shall continue to hold fee simple title to the herein described real estate in such manner that Grantor, Bruce Dorough, shall own an undivided three-tenths (3/10) interest in said real estate and Grantor, Debbie S. Dorough, shall own an undivided seven-tenths (7/10) interest in said real estate as described in Warranty Deed recorded October 26, 1994, in the Office of the Judge of Probate of Shelby County, Alabama, as Instrument Number 1994-32098, subject to the life estate hereby conveyed to Grantees.

This conveyance of a life estate unto Grantees is made subject to any outstanding encumbrance on the real estate, the right of Grantors to possession of said real estate with Grantees, easements of record, easements as located, restrictions of records, taxes for 1995 and all years subsequent thereto.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals this 26 day of June, 1995.

Bruce Dorough
BRUCE DOROUGH

Debbie S. Dorough
DEBBIE S. DOROUGH

108 SUMMER CIR
BHAM, AL 35242

06/27/1995-16789
09:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

STATE OF ALABAMA

COUNTY OF Shelby

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **BRUCE DOROUGH**, 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 instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of June, 1995.

Jane C. Greer
NOTARY PUBLIC
My Commission Expires: 8-16-98

[SEAL]

STATE OF ALABAMA

COUNTY OF Calhoun

I, the undersigned, a Notary Public in and for said State and County, hereby certify that **DEBBIE S. DOROUGH**, 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 instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 26 day of June, 1995.

Cathy W. Scott
NOTARY PUBLIC
My Commission Expires: 5-28-98

[SEAL]

THIS INSTRUMENT WAS PREPARED BY:

JAY F. PUMROY
WILSON, PUMROY & TURNER
1431 LEIGHTON AVENUE
P.O. BOX 2333
ANNISTON, ALABAMA 36202
(205) 236-4222

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