

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND NINE HUNDRED & NO/100---- (\$124,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jonathon D. Fuller and wife, Deborah L. Butcher Fuller (herein referred to as grantors), do grant, bargain, sell and convey unto Thurston Abernathy and wife, Donna C. Abernathy (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 50, according to the Survey of Dearing Downs, 6th Addition, Phase I, as recorded in Map Book 10 page 78, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Deborah L. Butcher Fuller is the surviving grantee of that certain deed as recorded in Instrument 1992-26290, in the Probate Office of Shelby County, Alabama, the other grantee, Austin O. Butcher, having died on or about the 20th day of September, 1993.

Deborah L. Butcher and Deborah Butcher Fuller are one and the same person.

GRANTEES' ADDRESS: 1702 Native Dancer Drive, Helena, Alabama 35080.

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 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 stated 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 hands and seals, this 15th day of August, 1995.

08/18/1995-22725  
10:23 AM CERTIFIED  
SHELBY COUNTY CLERK OF PROBATE  
001 NC3 33.50

  
Jonathon D. Fuller

(SEAL)

  
Deborah L. Butcher Fuller

(SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Jonathon D. Fuller and wife, Deborah L. Butcher Fuller 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 on the day the same bears date.

Given under my hand and official seal this 15th day of August A.D., 1995  
COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES 3/5/99

  
Notary Public