

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 NINETEEN THOUSAND NINE HUNDRED & NO/100---- (\$19,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Raymond E. Hargrave, a married man (herein referred to as grantors), do grant, bargain, sell and convey unto Erik Scott Young and , Jill Rollins (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 6, according to the survey of Hargrave Hills, 1st Sector, Phase I, as recorded in Map Book 18 page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

GRANTEES' ADDRESS: 5510 RIME VILLAGE BIRMINGHAM, AL 35216

Raymond E. Hargrave is the surviving grantee of deed recorded in Deed 235 page 300 in the Probate Office of Shelby County, Alabama; the other grantee, Margaret T. Hargrave having died on or about October 25, 1994.

[Signature] THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF RAYMOND E. HARGRAVE AS DEFINED BY THE CODE OF ALABAMA.

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, I have hereunto set my hand and seal, this 21st day of September, 1995.

[Signature of Raymond E. Hargrave]

(SEAL)

Raymond E. Hargrave

09/25/1995-26918
03:46 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCS 28.50

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 Raymond E. Hargrave, a married 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 21st day of September A.D., 1995

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3/5/99

[Signature]
Notary Public

Inst # 1995-26918