

STATE OF ALABAMA
SHELBY COUNTY

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty Eight Thousand Five Hundred and no/100 Dollars (\$68,500.00) to the undersigned Grantor, Barbara Edwards, a single woman in hand paid by the GRANTEES, herein, the receipt whereof is acknowledged, I, Barbara Edwards, (herein referred to as Grantor) do grant, bargain, sell and convey unto James G. Milne and Debra L. Milne, (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 28, in Block 5, according to the Survey of Green Valley, Second Sector, as recorded in Map Book 6, Page 21, in the Office of the Judge of Probate of Shelby County, Alabama.

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

Barbara Edwards is the surviving grantee of deed recorded in Deed Book 292, Page 12, in the Probate Office of Shelby County, Alabama, the other grantee, Eddie Wayne Edwards having died on or about the 4th day of April, 1994.

A Purchase Money Mortgage in the amount of \$66,445.00 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 I do for myself and for my heirs, executors, and administrators covenant with the 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 noted 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 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 the 31st day of January, 1996.

WITNESS

Barbara Edwards (L.S.)
Barbara Edwards

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Barbara Edwards, 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 for and as her act on the day the same bears date.

Given under my hand and seal this the 31st day of January, 1996.



[Signature]
Notary Public
My commission expires: 1/22/97

This instrument prepared by:
Mark A. Pickens, Attorney
P. O. Box 59372
Birmingham, Alabama 35259
Ref: 96-0031

Inst # 1996-05063

02/16/1996-05063
10:40 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 11.00