

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 TWO HUNDRED FIFTY THOUSAND ONE HUNDRED & NO/100---- (\$250,100.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, F. B. Highsmith, Sr. and wife, Clarita C. Highsmith (herein referred to as grantors), do grant, bargain, sell and convey unto Timothy Durrel Aderholt and wife, Kimberly Bryant Aderholt (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 37, according to a ReSurvey of Lot 37, Amended Map of Meadow Brook 7th Sector, 2nd Phase, as recorded in Map Book 11, Page 120, in the Probate Office of Shelby County, Alabama.

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

\$187,550.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5060 Meadow Brook Road Birmingham, Alabama 35242

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 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 29th day of February, 1996.

F. B. Highsmith, Sr.

Clarita C. Highsmith, by and through
her Attorney-In-Fact, F.B. Highsmith, Sr.

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that F. B. Highsmith, Sr. whose name as Attorney In Fact for Clarita C. Highsmith 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 in his capacity as such Attorney in Fact, executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 29TH DAY OF FEBRUARY, 1996.

My Commission Expires: 3/5/99

Notary Public

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that F.B. Highsmith, Sr., 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 of same bears date.

GIVEN UNDER MY HAND THIS 29TH DAY OF FEBRUARY, 1996.

My Commission Expires: 3/5/99

Notary Public

Inst # 1996-06811

03/04/1996-06811
08:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
71.50

(SEAL)

(SEAL)

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