

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 TEN THOUSAND SEVENTY SEVEN & 94/100---- (\$10,077.94) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Stephen Brent Reese and wife, Leigh Ann Reese (herein referred to as grantors), do grant, bargain, sell and convey unto Richard W. Bradshaw and wife, Donna M. Bradshaw (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:

Lots 4 and 5, according to the Map and Survey of Allendale Subdivision, as recorded in Map Book 4 page 78 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.


And as further consideration, the herein grantee(s) expressly assume(s) and promise(s) to pay that certain mortgage to First General Lending Corporation recorded in Instrument 1993-15866; which said mortgage was assigned to Regions Mortgage Corporation as recorded in Instrument 1995-31694, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.


GRANTEES' ADDRESS: 185 Pamela Drive, Calera, Alabama 35040.

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 2nd day of August, 1996.

  
\_\_\_\_\_  
Stephen Brent Reese (SEAL)

  
\_\_\_\_\_  
Leigh Ann Reese (SEAL)

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Brent Reese and wife, Leigh Ann Reese 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 2nd day of August A.D., 1996

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

Notary Public

Inst # 1996-25301

08/06/1996 10:27 AM  
10:27 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DAVID W. WEAVER