

This instrument was prepared by

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19960917000305731 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
09/17/1996 08:54:35 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY NINE THOUSAND NINE HUNDRED & NO/100  
(\$69,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, Roger Massey, a married  
individual (herein referred to as grantors), do grant, bargain, sell and convey  
unto William Abner and wife, Babe Abner (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 1, according to the survey of Fowler's Lake Estates, as recorded in Map  
Book 3 page 148 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.

GRANTEES' ADDRESS: 321 Half Moon Bend, Birmingham, Alabama 35206.

*RM* Subject property does not constitute the homestead property of the Grantor  
herein, 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 13th day of  
September, 1996.

*Roger Massey*  
Roger Massey

(SEAL)

09/17/1996-30573  
08:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 5M 78.30

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 Roger Massey, a married individual 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 13th day of September A.D., 1996

*[Signature]*  
Notary Public

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

Inst # 1996-30573