

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-32755

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND & NO/100---- (\$79,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Louie Raymond Cates, Jr. and wife, Deborah B. Cates (herein referred to as grantors), do grant, bargain, sell and convey unto LaTreva W. Williams and husband, Michael E. Williams (herein referred to as GRANTEEES) 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:

Parcel I

Lot 5, according to the Subdivision of Walden, as recorded in Map Book 8 page 48 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Parcel II:

Begin at the SE corner of Lot 5, Walden Subdivision as recorded in Map Book 8 page 48, Office of the Probate Judge, Shelby County, Alabama; thence in a Southeasterly direction along the Southwestern right of way of Middle Street a distance of 25.96 feet to a point on the right of way line corresponding to the Middle Street centerline Station 20+20.01 thence turn 90 deg. deflection angle to the left and continue along the right of way line a distance of 25.0 feet as right of way on the Southwestern side of Middle Street narrows from 100 feet to 75 feet; thence turn a 90 deg. deflection angle to the right and continue along the Southwestern right of way line to the intersection of the right of way and the Bank of Shoal Creek; thence Northwesterly along the Bank of Shoal Creek to a point of intersection between the Bank of Shoal Creek and a line which is a Southerly extension of the West side of Lot 5; thence Northerly along the Southerly extension of the West side of Lot 5 to the Southwest corner of Lot 5; thence Southeasterly along the Southern boundary line of Lot 5 to the Southeast corner of Lot 5 and the point of beginning; being situated in Shelby County, Alabama.

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

\$74,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 241 Walden Court Montevallo, Alabama 35115

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 October, 1996.

Louie Raymond Cates (SEAL)
LOUIE RAYMOND CATES, JR. O/C
Deborah B. Cates (SEAL)
DEBORAH B. CATES
1996-32755
JUDGE OF PROBATE
CERTIFIED
13.50

State of Alabama) County of Shelby)
, the undersigned, hereby certify that Louie Raymond Cates, Jr. and wife, Deborah B. Cates, 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 of same bears date.
IVEN UNDER MY HAND THIS 2nd DAY OF OCTOBER, 1996.
My Commission Expires: 3/3/99

Notary Public