

2

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
ALMO ATLAS
1349 COLUMBIA DR.
BIRMINGHAM, AL.
35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

That in consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00), to the undersigned Grantor or Grantors, in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, ORDNANCE TESTING, INC. (herein referred to as Grantors), do grant, bargain, sell and convey unto FRED R. AGEE and PEGGY F. AGEE (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 9, according to the Map and Survey of River Oaks, as recorded in Map Book 18 page 70 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama; LESS AND EXCEPT; that portion of the said Lot 9 which is North of the railroad right-of-way crossing the said Lot 9.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Public easements as shown by recorded plat; (3) Riparian Rights, if any, in and to the use of Lay Lake; (4) Restrictions, limitations and conditions as set out in Map Book 18 page 70; (5) Flood rights, other easements of interest owned by Alabama Power Company, including rights in Civil Case No. CA 66-769 in Probate Office; (6) A 60 foot private road easement as shown by Map Book 18 page 70 in the Probate Office; (7) Less and except any portion of subject property lying within Lay Lake; (8) Railroad right-of-way.

Grantor hereby quitclaims to Grantee any and all rights it may have in coal, oil, gas and other mineral interests in the above-described property, however, such interests are not warranted.

One Hundred and Ten Thousand and 00/100 Dollars (\$110,000.00) of the consideration recited herein was derived from a Purchase Money Mortgage held by Grantor at the time of the delivery of this deed.

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 we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, their successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, ORDNANCE TESTING, INC., has hereunto set its hand and seal, this the 19 day of FEBRUARY, 1997.

ORDNANCE TESTING, INC.

By: 
Its: President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES ALAN BURNS, whose name as President of ORDNANCE TESTING, INC., a corporation, 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and seal this 19 day of February, 1997.


Notary Public

My Commission Expires: 3-1-98

Inst # 1997-05733

02/24/1997-05733
10:43 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
002 MCD 41.00