

This instrument was prepared by

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

Inst # 1997-06267

02/28/1997-06267

09:44 AM CERTIFIED
SHELBY COUNTY JUNE 17 1997
01 00 21.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR OF PRIME

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO HUNDRED FORTY SEVEN THOUSAND & NO/100 (\$247,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, James R. Schweer and wife, Regenia L. Schweer (herein referred to as grantors), do grant, bargain, sell and convey unto C. Reagan Huff, Jr. and wife, Barbara Y. Huff (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 90, according to the Plat of Eagle Point, First Sector, Phase I, as recorded in Map Book 14, Page 114, ^{ACE} in the Probate Office of 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.

\$234,650.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4401 Club Circle Birmingham, Alabama 35201 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 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 19th day of February, 19 97

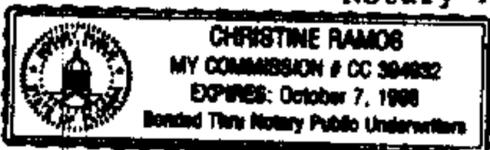
[Signature] (SEAL)
James R. Schweer
[Signature] (SEAL)
Regenia L. Schweer

STATE OF FLORIDA
WALSBORO COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James R. Schweer and wife, Regenia L. Schweer 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 19th day of February A.D., 19 97
[Signature]
Christine Ramos
Notary Public



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