

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly(Address) 2491 Pelham ParkwayPelham, AL. 35124

Send Tax Notice to:

(Name) Linda Ford(Address) 25 Houston DrivePelham, AL. 35124**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 Thousand & No/100

DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, we,

Robbie A. Cates and wife Edith H. Cates

(herein referred to as grantors), do grant, bargain, sell and convey unto

Linda Ford a single woman

(herein referred to as GRANTEE), as joint tenants, with right of survivorship, the following described real estate, situated in

ShelbyCounty, Alabama, to-wit:

SEE EXHIBIT "A"

SUBJECT TO: (1) Taxes for the year 1997 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$50,000.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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07/07/1997-21048
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 21.00

TO HAVE AND TO HOLD, unto the said GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said GRANTEE, 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 noted above; that I (we) have 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 GRANTEE, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s) this 10th day of June, 19 97.

WITNESS

(Seal)_____
(Seal)_____
(Seal)

Robbie A. Cates (Seal)
Robbie A. Cates

Edith H. Cates (Seal)
Edith H. Cates

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robbie A. Cates and wife Edith H. Cates, whose name 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 10th day of June, A.D., 19 97.

My Commission Expires:

Notary Public

EXHIBIT "A"

Lots 24 and 25 of Deer Springs Estates-Third Addition as recorded in Map Book 6 page 5 in the Office of the Judge of Probate of Shelby County, Alabama, less and except the portion of Lot 25 contained in the following description:

A tract of land consisting of the South 1/2 of Lot 26 and the North 1/2 of Lot 25 of Deer Springs Estates, more particularly described as follows:

Commence at the most Southerly corner of Lot 25, said corner being a common corner with the most Easterly corner of Lot 24; thence in a Northeasterly direction along the Southeast line of Lot 25, a distance of 108.095 feet to the point of beginning; thence continue Northeast along the Southeast line of Lot 25 and Lot 26, a distance of 158.095 feet to the most Easterly corner of Lot 26; thence an angle left of 95 deg. 04 min. in a Northwesterly direction along the Northeast line of Lot 26, a distance of 88.20 feet; thence an angle left of 49 deg. 35 min. 11 sec. left in a Westerly direction a distance of 249.23 feet to a point on the Easterly right of way line of Houston Drive; thence an angle left of 87 deg. 19 min. 11 sec. to tangent of a curve to the right in right of way; said curve having a radius of 178.26 feet and subtending a central angle of 27 deg. 32 min.; thence in a Southerly direction along the arc of said curve, a distance of 85.66 feet; thence an angle left from tangent of said curve and run in a Southeasterly direction a distance of 210 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.



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