

25,000.00

Inst # 1998-05773

WARRANTY DEED

For good consideration, we Mark A Freeman and Tamara Jo Bahlke
of Wilsonville and Birmingham, County of Shelby, State of
Alabama, hereby bargain, deed and convey to Aaron L and Mary S Freeman
Wilsonville, County of Shelby, State of
Alabama, the following described land in Shelby County, free
and clear with WARRANTY COVENANTS; to wit:

See exhibit A

Grantor(s), for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor(s) is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor(s) and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor(s), will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor(s) and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, and assigns, against every person lawfully claiming the same or any part thereof.

Being the same property conveyed to the Grantor(s) by deed of Feb 20, 1998, dated

02/20/1998-05773
12:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 NCD 38.50

K111-18A

WITNESS the hands and seal of said Grantor(s) this 20th day of Feb., 1998

Mary J. Freeman
Grantor

James L. Freeman
Grantor

STATE OF _____ }
COUNTY OF _____ }

On _____ before me, _____, personally appeared _____, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature Stephanie Beves

Affiant Known ☒ Unknown
ID Produced AR ID# 4911314
AR ID# 2181669 (Seal)
AR ID# 2434744
AR ID# 5645658

Stephanie Beves
Signature of Preparer

Stephanie Beves
Print name of Preparer

388 So River Rd
Address of Preparer

Shelly AL 35143
City, State/Zip

This instrument was prepared by:
 (Name) Daniel M. Spitler, Attorney
 (Address) 108 Chandalar Drive
 Pelham, Alabama 35124

Send Tax Notice to:
 (Name) Mr. Mark Anthony Freeman
 (Address) P.O. Box 87
 Wilsonville, OR 97158

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
 SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FOUR THOUSAND AND NO/100 (\$24,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

THOMAS L. MARCUS and wife, LENA D. MARCUS

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

MARK ANTHONY FREEMAN and wife, TAMARA JO FREEMAN

(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:

From the Northwest corner of NE 1/4 of NE 1/4 of Section 7, Township 21 South, Range 2 East, run West along the North boundary of said 1/4 1/4 a distance of 397.19 feet to the point of beginning; thence continue 265.00 feet; thence left 96 deg. 07 min. a distance of 456.82 feet; thence left 101 deg. 39 min. 30 sec. a distance of 269.04 feet; thence left 78 deg. 20 min. 30 sec. a distance of 374.21 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 141 page 82 in Probate Office of Shelby County, Alabama.
 Rights acquired by Alabama Power Company as shown by instrument recorded in Deed Book 246 page 583 in Probate Office of Shelby County, Alabama.
 Launching privileges as shown by instrument recorded in Deed Book 287 page 257 in Probate Office of Shelby County, Alabama.
 Mineral and mining rights if not owned by Grantor.
 \$15,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 177 PAGE 997

83 APR -1 PM 3:48

1. Deed Tax \$ 8.50
 2. Mtg. Tax 2.50
 3. Recording Fee 1.00
 4. Indexing Fee 1.00
 TOTAL 12.00

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 for 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 the 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 noted 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 GRANTEES, 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 30th day of March, 19 88

WITNESS

 (Seal)

 (Seal)

 (Seal)

Thomas L. Marcus (Seal)
 Lena D. Marcus (Seal)
 Lena D. Marcus (Seal)

STATE OF ALABAMA
 SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Thomas L. Marcus and wife, Lena D. Marcus 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 30th day of March, A.D., 19 88

1/25/90

My Commission Expires:

Notary Public

02/20/1998-0577
 12:17 PM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 30.50