

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Lola M. Rainey

(Address) 600 Sweetgum Rd.

Coleridge AL 35040

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred and 00/100s (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lola M. Rainey, a widow

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

Lola M. Rainey and Tonya Rainey Vick

(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, the following described real estate situated in Shelby County, Alabama to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF SUBJECT PROPERTY.

**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.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 20th day of February, 19 98.

WITNESS

(Seal)

Lola M. Rainey

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Lola M. Rainey whose name 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 the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of February, 19 98

May 11, 1999

My Commission Expires:

Cindy Rayfield  
Notary Public

Inst # 1998-05785

02/20/1998-05785  
01:21 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

Inst # 1998-05785

EXHIBIT "A"

Parcel D-1, A subdivision of Parcel "D" of Lola M. Rainey Subdivision, as recorded in Map Book 22, page 149 as recorded in the Probate Office of Shelby County, Alabama.

SUBJECT to all restrictions and conditions noted on the map of said subdivision, including specifically the condition that the parcels in said subdivision are for the exclusive use of Grantor's family members and shall remain as such unless required public improvements are constructed in accordance with the Shelby County Subdivision Regulations.

SUBJECT also to the following right of first refusal: In the event Grantees receive a bona fide offer to purchase the above described property or any portion thereof and Grantees desire to accept such offer, Grantees shall give Grantor and Grantor's then living children the privilege of purchasing said property at the price of the offer so made. This privilege shall be given by a written notice sent to Grantor and her then living children, requiring any of them to accept the offer in writing within six months. Failure to accept the offer within six months shall nullify and void the right of first refusal as to the offer to purchase then under consideration, should the original offeror complete the purchase under the terms offered. However, if the purchase is not consummated, then this right of first refusal shall continue in effect as to subsequent offers. If any event, this right of first refusal shall terminate with the death of the last to die of Grantor and her children, and shall not be transferred to their executors, administrators, heirs, grantees, or assigns.

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