

This instrument was prepared by

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

Inst # 1998-07038

WARRANTY DEED, JOINTLY FOR LIFE WITH RESERVE SURVIVOR  
02:50 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
101 884 18.50  
STATE OF ALABAMA  
SHELBY COUNTY  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FIFTY TWO THOUSAND & NO/100---- (\$152,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, William E. Hanks, Jr. and wife, Sharon G. Hanks (herein referred to as grantors), do grant, bargain, sell and convey unto Jeffery D. Elkins and wife, Kathy J. Dozier Elkins (herein referred to as GRANTEEES) 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 144, according to the Survey of Weatherly Chandler, Sector 16, as recorded in Map Book 19 page 151 in the Probate Office of Shelby County, Alabama; being situated in 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.

\$142,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEE'S ADDRESS: 230 Chandler Lane Alabaster, Alabama 35007

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 27th day of February, 1998.

*William E. Hanks Jr.* (SEAL)  
William E. Hanks, Jr.  
*Sharon G. Hanks* (SEAL)  
Sharon G. Hanks

STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William E. Hanks, Jr. and wife, Sharon G. Hanks 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 27th day of February A.D., 1998

Notary PUBLIC

STATE OF ALABAMA  
NOTARY PUBLIC  
2000-2001