

WARRANTY DEED

500.00
consideration

TP/2856
28060-8661
Inst # 1501

State of Alabama)
Shelby County)

Know All Men By These Presents:

That in consideration of NO DOLLARS and 00/100 DOLLARS (\$.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, I, Catharine N. Davidson, an unmarried woman, (herein referred to as "Grantor"), grant, bargain, sell, and convey unto Paul H. Saeger and Deborah D. Saeger, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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 3, according to the Map and Survey of Little Oak Ridge Estates, First Sector, as recorded in Map Book 5, page 30, in the Probate Office of Shelby County, Alabama, Less and except that 20 foot strip on the West side conveyed in Instrument No. 1995-09666.

Subject to Advalorem taxes for the years 1998, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$128,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal on this the 5th day of March, 1998.

Catharine N. Davidson (Seal)
Catharine N. Davidson

03/16/1998-09082
12:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 9.00

State of Alabama)
Jefferson County)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Catharine N. Davidson, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 5th day of March, 1998.

MAR
MAY

[Signature]
Notary Public
My commission expires:

This instrument was prepared by:

Larry R. Newman, Attorney at Law
3141 Lorna Road, Birmingham, Alabama 35216