

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35216

Send Tax Notice To:
ROBYN + ALAN REEDER
1301 DEVINE DR.
BIRMINGHAM, AL
35214

Inst # 1998-16319

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTY ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$31,500.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, we, EMERY W. HARRIS AND WIFE MARY C. HARRIS, (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto MICHAEL ALAN REEDER AND ROBYN GORNATI REEDER (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:

Lot 11, according to the map of Royal Forest, as recorded in Map Book 14, Page 44, in the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Restrictions appearing of record in Real Volume 290, Page 957, and as shown on recorded map; (3) Right of Way granted to Alabama Power Company by instrument(s) recorded in Real Volume 311, Page 700; (4) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Real Volume 206, Page 536 and Deed Book 347, Page 349; (5) Oil and gas lease as recorded in Deed Book 347, Page 349; (6) A 75 foot building line from Baron Drive, as shown on recorded map.

\$23,625.00 of the consideration receipted herein was derived from a mortgage loan closed simultaneously with the delivery of this deed.

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, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, the undersigned, EMERY W. HARRIS AND MARY C. HARRIS, have hereunto set his hand and seal, this the 1 day of MAY, 1998.

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05/05/1998-16319
02:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 19.00

Emery W. Harris 5/1/98
Emery W. Harris
Mary C. Harris 5/1/98
Mary C. Harris

STATE OF ALABAMA)

COUNTY OF Jeff)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that EMERY W. HARRIS AND WIFE MARY C. HARRIS, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 1 day of May, 1998.

[Signature]
Notary Public

My Commission Expires: 3.1.98

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SHELBY COUNTY JUDGE OF PROBATE
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