

This form furnished by:

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This instrument was prepared by:
(Name) James W. Fuhrmeister
(Address) Griffin, Allison, May, Alvis, Fuhrmeister
P.O. Box 380275
Birmingham, Alabama 35238

Send Tax Notice to:
(Name) W. Paul & Clara Y. Yeager
(Address) P.O. Box 67
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

} COUNTY

KNOW ALL MEN BY THESE PRESENTS, \$500.00

That in consideration of One Dollar (\$1.00) and other good and valuable consideration _____ DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paul Y. Yeager and Julie R. Yeager (herein referred to as grantors) do grant, bargain, sell and convey unto W. Paul and Clara Y. Yeager (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:

North 1/2 of the NE 1/4 of the NE 1/4 of Section 21, Township 20 South, Range 2 West.

Subject to:

1. Existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.
2. Mineral and Mining rights excepted.

08/19/1998-32219
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.00

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 out hand(s) and seal(s), this sixth day of August, 1998.

WITNESS

(Seal)

(Seal)

(Seal)

Paul Y. Yeager (Seal)
Julie R. Yeager (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

} COUNTY

General Acknowledgment

I, Keith C. Conner, a Notary Public in and for said County, in said State, hereby certify that Paul Y. Yeager & Julie R. Yeager 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 _____ executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August A.D., 1998

4/22/2001

Keith C. Conner
Notary Public

My Commission Expires:

Inst # 1998-32219