This form furnished by: **Cahaba Title, Inc.** Riverchase Office (205) 988-5600 Eastern Office (205) 833-1571

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
_____ 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:

A tract of land situated in the NW 1/4 of Section 21, Township 20 South, Range 2 West, being more particularly described as follows: Commence at the NE corner of Lot 35 Weatherly, as recorded in Map Book 13, page 1 in the Office of the Judge of Probate, Shelby County, Alabama for the point of beginning; thence run West along South line of said Lot 35, 350 feet to the East line of the Norman and Jewel Brasher property; thence North and along East line of said Brasher property run 480.0 feet; thence East and run 320 feet, more or less, to the centerline of a private 15 foot easement; thence Southeasterly along said centerline run 340 feet, more or less; thence Southwesterly and continue along said centerline run 500 feet, more or less; thence West 25 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

08/19/1998-32220
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CRT 9.00

Inst # 1998-32220

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 Our hand(s) and seal(s), this Sixth day of August, 19 98.

WITNESS

_____ (Seal)
_____ (Seal)
_____ (Seal)

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

STATE OF ALABAMA
Shelby 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., 19 98

4/22/2001
My Commission Expires:

Keith C. Conner
Notary Public