

SEND TAX NOTICE TO: IRA JASON HUMPHRIES
1103 INDEPENDENCE DRIVE
ALABASTER, AL 35007

Inst # 1998-32593

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

**STATE OF ALABAMA:
COUNTY OF Shelby:**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 151,500.00 and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEE(S) herein, the receipt whereof, is hereby acknowledged I/we, **PEGGY B, TURNER, UNMARRIED WOMAN, and WILLIAM DEXTER REESE, UNMARRIED MAN,** , (herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto **IRA JASON HUMPHRIES and AMANDA HUMPHRIES HUMPHRIES,** (herein referred to as GRANTEE(S)) 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 the **County of Shelby, and State of Alabama,** to-wit:

LOT 84, ACCORDING TO THE SURVEY OF AUTUMN RIDGE, AS RECORDED IN MAP BOOK 12, PAGES 4, 5 AND 6, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
SUBJECT TO: (1) TAXES FOR THE YEAR 1998 AND SUBSEQUENT YEARS. (2) EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHTS-OF-WAY, LIMITATIONS, COVENANTS AND CONDITIONS OF RECORD, IF ANY. (3) MINERAL AND MINING RIGHTS, IF ANY.
Subject to easements, restrictive covenants and ad valorem taxes of record.

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 their 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 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, that I (we) have a good right to sell and convey the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons, except as to the hereinabove restrictive covenants, conditions, easements and ad valorem taxes of record.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 11th day of August, 1998.


PEGGY B. TURNER (L.S.)

WILLIAM DEXTER REESE (L.S.)

(L.S.)

THE STATE OF ALABAMA:
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State hereby certify that PEGGY B, TURNER, WILLIAM DEXTER REESE, and whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand official seal this 11th day of August, 1998.


Notary Public
My commission exp: _____

Prepared by:
STEWART & ASSOCIATES, P.C.

08/21/1998-32593
10:54 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HEL 39.00
MY COMMISSION EXPIRES OCTOBER 27, 2001