

This Instrument Was Prepared By:
Dickerson & Morse, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
George E. Carter
4590 Lake Valley Drive
Birmingham, Alabama 35244

STATE OF ALABAMA
COUNTY OF SHELBY

**WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR**

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Sixty Seven Thousand and 00/100 Dollars (\$167,000.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Virgil Michael Ream and Sally Ream, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto George E. Carter, an unmarried man, and Gayle C. Sanders, an unmarried woman (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

Lot 31-A, according to the Map of Southlake Townhomes, Second Addition, being a resurvey of a lots 21 thru 43, a part of 44, and acreage, Southlake Townhomes as recorded in Map Book 13, Page 66, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Note: \$150,300.00 of the above purchase price is in the form of a mortgage in favor of Countrywide Home Loans, Inc., executed and recorded simultaneously herewith. Virgil Michael Ream and Sally Ream are the surviving grantees of that certain deed dated on July 10, 1990, and recorded in Book 300, page 994. The other grantee, Margaret Ellen Ream having died on June 8, 1997.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns 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, we have hereunto set our hands and seals on this the 30th day of November, 1999.


Virgil Michael Ream

Sally Ream

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Virgil Michael Ream and Sally Ream, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 30th day of November, 1999.


G. Wray Morse, Notary Public

My Commission Expires: 9/10/2000

12/02/1999-48761
10:33 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CJ1 25.50

Inst # 1999-48761