

John R. Holliman
2491 Pelham Parkway
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

Sales price:\$121,000.00

STATE OF ALABAMA

COUNTY OF SHELBY

09/15/2000-32074
08:06 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 CJ1 20.00

Inst # 2000-32074

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Ten and no/100 (\$10.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, Dennis E. Rother and Patricia M. Rother, aka F. Patricia Maguire husband and wife, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Robert E. Molan and Dana Owens Molan, husband and wife, (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:

See attached Exhibit for legal description which is hereby incorporated by reference as though fully set out herein.

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

Send Tax Notice to:
Robert E. Molan
1027 Henry Drive
Alabaster, Al 35007

\$18,150.00 was paid from a second mortgage recorded herewith.

\$96,800.00 was paid from a first mortgage recorded herewith.

Together with all and singular the tenaments, 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 28 day of August, 2000.

Dennis E. Rother
Dennis E. Rother

Patricia M. Rother
Patricia M. Rother

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dennis E. Rother and Patricia M. Rother, 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 28 day of August, 2000.

[Signature]
Notary Public

My Commission Expires:

8/29/02

SCHEDULE A

Lot 27-A of a Resurvey of Lots 27, 28 and 29 of Scottsdale-First Addition, as recorded in Map Book 7, page 36, in the Office of the Judge of Probate of Shelby County, Alabama.

ALSO, a parcel of land adjoining said Lot 27-A more particularly described as follows: Begin at the most Easterly corner of said Lot 27-A, said point being on the Southwesterly right of way line of a 90 foot wide Southern Natural Gas Company easement; thence in a Southwesterly direction, along the Southeast property line of said Lot 27-A, a distance of 136.23 feet to the most Southerly corner of said lot 27-A, said point also being on a curve to the left, said curve having a radius of 251.07 feet and a central angle of $44^{\circ} 07' 54''$, said point also being on the Northeast right of way line of Henry Drive; thence 90° left, to tangent of said curve; thence along arc of said curve in a Southeasterly direction along said right of way line, a distance of 193.37 feet to end of said curve, said point being on the Southwesterly right of way line of said 90 foot wide Southern Natural Gas Company easement; thence $115^{\circ} 22' 06''$ left, from tangent of said curve in a Northwesterly direction along said right of way line, a distance of 186.64 feet to the point of beginning.

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