

This Instrument Was Prepared By:
John R. Holliman, Esq.
2491 Pelham Parkway
Pelham, Alabama 35124

\$412,500.00

STATE OF ALABAMA

CORPORATION WARRANTY DEED, JOINTLY
LIFE WITH REMAINDER TO SURVIVOR

COUNTY OF SHELBY

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 GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, First Federal Bank, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Billy H. McMichael and Sandra H. McMichael, 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 A 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 and all outstanding rights of redemption in favor of all personal entitled to redeem the property from that certain mortgage foreclosure sale evidenced by mortgage foreclosure deed dated May 18, 2001 and recorded in Inst. No. 2001-20284 in the Probate office of Shelby County, Alabama.
\$390,000.00 was paid from a first mortgage recorded

herewith.

Send Tax Notice to:

168 Windsor Lane

Pelham, Alabama 35124

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

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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 GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is 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 it has a good right to sell and convey the same as aforesaid; that it will and its successors 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, the undersigned has hereunto set its signature by Lee Griffin its Vice-Pres. on this the 22 day of FEBRUARY, 2002.

First Federal Bank



Lee Griffin Vice-Pres.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lee Griffin as Vice-Pres. of First Federal Bank 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, he as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 22 day of FEBRUARY, 2002.



Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: MARCH 12, 2009

Exhibit "A"

All of Lot 1319-B, Weatherly 13th Sector, Phase 2, as recorded in the Office of the Judge of Probate, Shelby County, Alabama. In Map Book 22, Page 003 and part of Lot 1318 of said Weatherly 13th Sector, Phase 2, said part of Lot 1318 being more particularly described as follows: Beginning at the Southeast corner of said Lot 1318, run in a Northeasterly direction along the West right of way line of Windsor Lane for a distance of 51.00 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 90° 00' run in a Westerly direction for a distance of 260.61 feet to an existing iron rebar set by Laurence D. Weygand; thence turn an angle to the left of 96° 17' 01" and run in a Southerly direction along the West line of said Lot 1318 for a distance of 51.31 feet; thence turn an angle to the left and run in an Easterly direction along the Southern line of said Lot 1318 for a distance of 255.0 feet more or less to the point of beginning.

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