


John R. Holliman  
2491 Pelham Parkway  
Pelham, Alabama 35124

  
20040219000086490 Pg 1/2 23.00  
Shelby Cnty Judge of Probate, AL  
02/19/2004 11:31:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR  
LIFE WITH REMAINDER TO  
SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

\$67,500.00

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, Wares Timberland LLLP, (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto James Charles Lanier and Cereta G. Lanier, 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:

SW 1/2 of the SE 1/4 of the SE1/4 of Section 32, Township  
20 South, Range 2 West

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:

James Charles Lanier

148 PEBBLE DR  
ALABASTER, Alabama 35007

Thomas H. Ware and Betty C. Ware are the General Partners and are authorized to sell the herein described property.

\$58,500.00 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 GRANTOR does for himself, his successors and assigns covenants with the said GRANTEEES, their heirs and assigns, that GRANTOR 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 GRANTOR has a good right to sell and convey the same as aforesaid; that GRANTOR will and his heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I has hereunto set my hand and seal on this the 13 day of February, 2004.

Wares Timberland, LLLP

✓ Thomas H. Ware  
Thomas H. Ware, Partner

✓ Betty C. Ware  
Betty C. Ware, Partner

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Thomas H. Ware, Partner and Betty C. Ware, Partner of Wares Timberland LLLP, 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, he executed the same voluntarily on the day the same bears date as said act of said LLLP with full authority.

Given under my hand and official seal this the 13 day of February, 2004.

[Signature]  
Notary Public

My Commission Expires:  
01 29 06