

THIS INSTRUMENT PREPARED BY:  
Wallace, Ellis, Fowler & Head  
P O Box 587  
Columbiana, AL 35051

SENT TAX NOTICE TO:  
Darrell DeShazo  
Paula DeShazo  
1135 Hughes Road  
Columbiana, AL 35051

**CORPORATION FORM 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 **TWENTY TWO THOUSAND FIVE HUNDRED AND NO/100-----DOLLARS (\$22,500.00)**, to the undersigned grantor, **LOREANN, INC.**, a corporation, (herein referred to as **GRANTOR**), in hand paid by the **GRANTEES** herein, the receipt of which is hereby acknowledged, the said **GRANTOR** does by these presents, grant, bargain sell and convey unto **DARRELL DeSHAZO and wife, PAULA DeSHAZO**, (herein 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 Shelby County, Alabama, described as follows:

Lot 5, according to the survey of Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama.

**SUBJECT TO:**

1. Taxes for 2005 and subsequent years. 2005 ad valorem taxes are a lien but not due and payable until October 1, 2005.
2. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
3. Restrictions as recorded in Instrument No. 1999-36673, in the Probate Office of Shelby County, Alabama.
4. Easements and setback lines as shown on the subdivision map for Mountain Crest Estates, Phase 1, as recorded in Map Book 26, Page 7, in the Probate Office of Shelby County, Alabama, including 100-foot building set back line from Shelby County Highway 28 , and 15 foot utility easement across the Northeast side of said lot and 7.5 foot easement across the Westernmost side of said lot, as shown on recorded map.

**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 the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEES**, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEES**, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF**, the said Grantor, by its President, **J. D. Falkner**, who is authorized to execute this conveyance, has hereto set its signatures and seal, this the 11<sup>th</sup> day of February, 2005.

**LOREANN, INC.**

BY:

J. D. Falkner  
J. D. Falkner, President

**STATE OF ALABAMA**  
**SHELBY COUNTY**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J. D. Falkner, whose name as President of Loreann, Inc., a corporation, 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 officer, and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 11<sup>th</sup> day of February, 2005.

Robert G. Fulmer  
Notary Public

My Commission Expires: 10-6-08