

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by Steven R. Sears, attorney, 27 South Main Street, BX 557, Montevallo, AL 35115+0557, without benefit of title evidence.

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of love and affection, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Forrest W. Holly, a married man, of 410 Meadow Road, Montevallo, AL 35115 (herein referred to as grantors, whether one or more) do grant, bargain, sell, and convey unto Mae Elaine Holly Pearce, a married woman, of 3416 Sherwood Road, Birmingham, AL 35223, and William Harris Holly, a married man, of Route 2, Greenville, AL 36037 (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, to-wit:

Lot 14, Block 3, according to Arden Subdivision of the Town of Montevallo, AL, as recorded in the Probate Office of Shelby County, AL in Map book 3, page 64.

Subject to easements and restrictions of record, and subject to a mortgage to Liberty National Life Insurance Company executed 28 February 1969 and recorded in Mortgage Book 310, page 881, and subject to a mortgage to Janet W. Seaman executed 05 October 1979 and recorded at mortgage book 397, page 91, in the probate office of Shelby County.

Source: book 322 page 573.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors, and administrators 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 set our hands and seals, this 4th December 1982.

Witness:

Forrest W. Holly (Seal)
Forrest W. Holly

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Forrest W. Holly, a married man, whose name is signed to the foregoing conveyance, and who is (made) 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.

Given under my hand and official seal this 4th December 1982.

NOTARY PUBLIC, STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1982 DEC -6 AM 10:16

Forrest W. Holly
JUDGE OF PROBATE

Forrest W. Holly
Notary public

Notary Public, State At Large
My Commission Expires January 23, 1985

Deed 60.00
Rec. 1.50
Incl. 1.00
62.50

Forrest Holly
410 Meadow Rd.
Montevallo, AL 35115

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