

2037

This form furnished by:

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:
(Name) Wallace Duncan Blanton
(Address) 428 Pineview Road
Montevallo, Alabama 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Seven Thousand and 00/100, (\$37,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Lucille L. Wilson, a/k/a Gladys Lucille Wilson, an unmarried woman, by and through her Conservator, Harry D. Lacey (herein referred to as grantors) do grant, bargain, sell and convey unto Wallace Duncan Blanton, an unmarried man and Laura Stephanie Pratt, an unmarried woman (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 9 in Block 1, according to "Arden Subdivision" of the town of Montevallo, as recorded in Map Book 3 on page 64 in the Probate Office of Shelby County, Alabama.

ALSO all that part of the NW 1/4 of SE 1/4 of Section 21, Township 22 South, Range 3 West that lies north of the north line of Lot 9 in Block 1 according to Arden Subdivision to town of Montevallo, as recorded in Map Book 3 on page 64 and south of the North line of the NW 1/4 of SE 1/4 of Section 21, Township 22 South, Range 3 West.

All being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from Pineview Road as shown by plat. Public utility easements as shown by recorded plat, including an easement of 4 feet from rear.

Restrictions, covenants and conditions as set out in instrument recorded in Deed Book 139 page 269 and Map Book 3 page 64 in Probate Office.

Right-of-Way granted to South Central Bell and Alabama Power Company by instrument recorded in Deed Book 165 page 480 in Probate Office.

Mineral and mining rights.

Mortgage from Grantees herein to The Peoples Bank of Centreville, executed on even date herewith, in the sum of \$37,000.00.

1. Deed Tax	\$ 1.50
2. Mtg. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	2.00
TOTAL	4.50

The above designated Grantor, Lucille L. Wilson, is one and the same as Gladys Lucille Wilson, upon whom Letters of Conservatorship were granted in the Probate Court of Shelby County, Alabama under Case Number 27-202 in favor of Harry D. Lacey on July 14, 1988.

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 for such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26 day of July, 1988

WITNESS

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED
(Seal)
88 JUL 28 AM 10:50
(Seal)

Harry D. Lacey (Seal)
Lucille L. Wilson, a/k/a Gladys
Lucille Wilson by and through her Conservator
Harry D. Lacey (Seal)
(Seal)

STATE OF ALABAMA
SHELBY

Thomas W. Lawrence, Jr.
JUDGE OF PROBATE
COUNTY } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Harry D. Lacey whose name as Conservator 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, in his capacity as such Conservator executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26 day of July, A.D., 1988

9/89

Commission Expires:

Peoples Bank Notary Public