

This instrument was prepared by:

(Name) Mitchell A. Spears  
(Address) P.O. Box 91  
Montevallo AL 35115

Send Tax Notice to:

(Name) Duane Williams  
(Address) 4 Laurel Street  
Montevallo AL 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 Five Thousand and 00/100 (\$5,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Hilda Van Landingham, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Duane Williams and wife, Mildred Williams (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 3 IN ROBERTS SUBDIVISION IN MONTEVALLO, ALA. IN THE SE1/4 OF NW1/4 & NE1/4 OF SW1/4 OF FRACTIONAL SEC. 3, T24N, R 12E, SHELBY COUNTY, ALA.

Mortgage given from the Grantee herein to the Grantors in the sum of \$4,700.00.

BOOK 206 PAGE 589

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP 29 AM 9:37

1. Dead Tax \$ 50  
2. Mtg. Tax 00  
3. Recording Fee 250  
4. Indexing Fee 100  
TOTAL 400

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 11th day of September, 1988.

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

Hilda Van Landingham (Seal)  
HILDA VAN LANDINGHAM  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Hilda Van Landingham whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 11th day of September A.D., 1988

MY COMMISSION EXPIRES JULY 27, 1992

Commission Expires:

Notary Public