

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

Send Tax Notice to:
(Name) Marvin E. Hall
(Address) P. O. Box 411
Montevallo, AL 35115

1996

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-Six Thousand and 00/100, (\$36,000.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Charles R. Calkins, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Marvin E. Hall and wife, Mary E. Hall

(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:

That part of Block 6, according to the original plan of the Town of Montevallo, an unrecorded Plat, described as follows: Commence at the intersection of the Southwesterly right of way line of Middle Street and the Northwesterly right of way line of Oak Street and run Northwesterly along the Southwesterly right of way line of said Middle Street 188.25 feet to point of beginning; thence continue along last described course for a distance of 102.75 feet to a point of intersection with the Southeasterly line of an alley (said alley having been vacated by unknown instrument); thence left 90 deg. 00 min. and run Southwesterly along said alley line for a distance of 215.00 feet; thence left 90 deg. 00 min. and run Southeasterly for a distance of 102.75 feet; thence left 90 deg. 00 min. and run Northeasterly for a distance of 215.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Purchase money first mortgage from Grantees herein to Merchants & Planters Bank, same being executed on even date herewith, in the sum of \$36,000.00.

Mineral and mining rights are not insured.

Power lines as shown by survey of William Varner Reg. No. 9324, dated May 12, 1989.

Encroachment of fence on the East side and on the West side as shown by survey of William Varner Reg. No. 9324, dated May 12, 1989.

Encroachment of gravel drive on West side as shown by survey of William Varner Reg. No. 9324, dated May 12, 1989.

GRANTOR'S SOURCE OF TITLE ARISES FROM A DEED TO CHARLES R. CALKINS, SR. DATED MARCH 24, 1920 AND RECORDED IN BOOK 69, PAGE 130 IN THE SHELBY COUNTY PROBATE OFFICE (SEE ATTACHED HEIRSHIP AFFIDAVIT).

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 25th day of May, 19 89.

WITNESS

STATE OF ALA. SHELBY COUNTY }
I CERTIFY THIS INSTRUMENT WAS FILED
(Seal)

89 MAY 26 AM 11:30
(Seal)

Thomas C. ...
JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY } **General Acknowledgment**

Charles R. Calkins (Seal)
Charles R. Calkins

1. ~~Doc. Tax~~ **NO TAX-COLLECTION** (Seal)

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 3.00

TOTAL 5.50

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charles R. Calkins 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of May A.D. 19 89

BOOK 240 PAGE 231