

This form furnished by:

Cahaba Title, Inc.

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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) Annie Mae Green

(Address) Route 6, Box 29
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 Nine Thousand and 00/100, (\$9,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marie M. Hurt, also known as Marie Hurt, a single woman (herein referred to as grantors) do grant, bargain, sell and convey unto Annie Mae Green, a single woman and Ophelia Green, a single 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 1, according to the Map of Ripple Creek Estates, Phase I, as recorded in Map Book 13, Page 24, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Rights, reservations and restrictions of record.

Mineral and mining rights.

Purchase Money First Mortgage to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, in the sum of \$49,500.00.

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1. Deed Tax -----	\$ <u>9.00</u>
2. Imp. Tax -----	\$ <u>0.00</u>
3. -----	<u>2.50</u>
4. -----	<u>3.00</u>
5. -----	
6. -----	<u>1.00</u>
Total -----	\$ <u>15.50</u>

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 20th day of December, 19 89

WITNESS

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
(Seal)
89 DEC 22 AM 11:37
(Seal)

Marie M. Hurt (Seal)
Marie M. Hurt (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 Marie M. Hurt 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 20th day of December, A.D., 19 89