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This instrument was prepared by: 1717  
(Name) William R. Duke, Jr. Attorney  
(Address) 2642 Alta Glen Dr.  
Birmingham, Alabama 35243

Send Tax Notice to:  
(Name) William R. Duke, Jr.  
(Address) 2642 Alta Glen Dr.  
Birmingham, Alabama 35243

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand ---- & <sup>00</sup>/100 (\$10,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

The Estate of S. C. Jones, Jr.  
(herein referred to as grantors) do grant, bargain, sell and convey unto

William R. Duke, Jr. and wife Edine B. Duke  
(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, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 3, Block J, according to the Survey of Lyman's Addition to the Town of Montevallo, as recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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.

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 23rd day of March, 19 90.

WITNESS

THE ESTATE OF STEPHEN CORNELIUS Jones, Jr.

Brenda B. Colley (Seal)

Janice J. Cook, Executrix (Seal)

1. Deed Tax 16.00 (Seal)

2. Mtg. Tax 0.00 (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 0.00 (Seal)

5. Notary Fee 0.00 (Seal)

6. Certified Fee 1.00 (Seal)

Total 19.50

**ACKNOWLEDGEMENT**

THE STATE OF Georgia COUNTY Oconee

I, Stephene Prescott, a Notary in and for said County in said State, hereby certify that Janice J. Cook, whose name as Executrix of the Estate of Stephen Cornelius Jones, Jr. Probate Case No. 27 page 177 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, in her capacity as such executrix of the Estate of S. C. Jones, Jr. (Stephen Cornelius Jones, Jr.), executed the same voluntarily on the day the same bears date.

Given under my hand this the 23rd day of March, 1990.

Stephene Prescott  
Notary Public

My commission expires:

Notary Public, Oconee County, Georgia  
My Commission Expires Aug. 18, 1992

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