

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Cleveland Hatcher, Jr.

(Name) Vera Sue Hatcher

(Address) P.O. Box 551, Hwy 216  
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 TWELVE THOUSAND, EIGHT HUNDRED EIGHTEEN and 32/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

MICHAEL K. STAGGS, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto

CLEVELAND HATCHER, JR. and wife VERA SUE HATCHER  
(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:

The North 1/2 of Lot 9, in Block 2, according to the survey of Bozeman of the Town of Wilton, Shelby County, Alabama, as recorded in Map Book 3 page 42 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Property taxes for 1994 and subsequent years.  
Mineral and mining rights are not insured.

**\*\*MORTGAGE TAX PAID ON MORTGAGE RECORDED SIMULTANEOUSLY HEREWITH.\*\***

Inst # 1994-02406

01/21/1994-02406  
03:41 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 9.50

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 15th day of January, 19 94.

WITNESS

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

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

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

  
Michael K. Staggs (Seal)

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

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

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

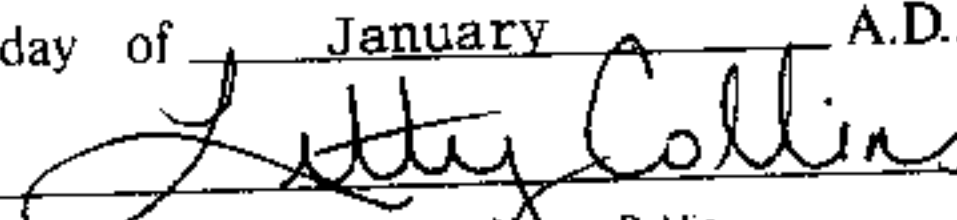
I, the undersigned authority, a Notary Public in and for said County, in said State,

hereby certify that Michael K. Staggs is known to me, acknowledged before me whose name is signed to the foregoing conveyance, and who he executed the same voluntarily on the day the same bears 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 15th day of January A.D., 19 94

MY COMMISSION EXPIRES JANUARY 29, 1998

My Commission Expires:

  
Notary Public