

This instrument was prepared by
Mitchell A. Spears
ATTORNEY AT LAW
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Mitchell A. Spears and
(Name) Pleasia F. Spears
(Address) P.O. Box 119
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 TWENTY EIGHT THOUSAND and 00/100----- (\$28,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gary W. Pettus, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto Mitchell A. Spears and wife, Pleasia F. Spears (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:

A parcel of land in the SW 1/4 of NE 1/4 of Section 2, Township 22 South, Range 4 West, Shelby County, Alabama described as follows: Commence at the NW corner of the SW 1/4 of the NE 1/4 of Section 2, Township 22 South, Range 4 West, and run South along the West line thereof 304.67 feet; thence 93 deg. 44 min. 22 sec. left and run 116.42 feet; thence 95 deg. 10 min. 24 sec. right and run 113.62 feet to the point of beginning; thence 84 deg. 14 min. 17 sec. right and run 19.09 feet; thence 97 deg. 57 min. 09 sec. left and run 94.90 feet to the Northerly right of way line of Montevallo-Boothton Road; thence 88 deg. 13 min. 13 sec. left and run along said right of way line 40.00 feet; thence 85 deg. 30 min. 04 sec. left and run 95.00 feet; thence 94 deg. 19 min. 35 sec. left and run 31.31 feet to the point of beginning; being situated in Shelby County, Alabama Mineral and mining rights excepted.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 218 page 197 in Probate Office.

Easements and rights of way affecting subject property.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 14th day of JUNE 19 96

WITNESS

(Seal)

(Seal)

(Seal)

Gary W. Pettus (Seal)

(Seal)
06/21/1996-20156
1105 AN CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
001 NC3 \$6.50

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 Gary W. Pettus 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 14th day of JUNE A.D. 1996

5/17/99
My Commission Expires:

Mitchell A. Spears
Notary Public

Inst # 1996-20156