

This Instrument Was Prepared By:
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Attorneys-at-Law
1920 Valleydale Road
Birmingham, Alabama 35244

Inst • 1998-14635

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR
LIFE WITH REMAINDER TO
SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of FIVE HUNDRED DOLLARS AND 00 CENTS (US\$500.00) to the undersigned GRANTORS in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Stephen Overton and wife, Peggy Overton**, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto **Peggy Lee Overton and husband, Stephen R. Overton**, (hereinafter 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 the County of Shelby and State of Alabama, to-wit:

A parcel of land located in the North 1/2 of the NW 1/4 of the NW 1/4 of Section 15, Township 18 South, Range 1 East, Shelby County, Alabama described as follows:

Commence at the Southeast corner of said tract; thence run North along the East 1/4-1/4 line a distance of 263.0 feet to the point of beginning; thence continue along the last course a distance of 152.0 feet; thence turn left 93 degrees 45 minutes 15 seconds a distance of 254.01 feet to a point on a chert road; thence turn left 127 degrees 37 minutes 45 seconds a distance of 244.15 feet along said chert road; thence turn left 76 degrees 04 minutes a distance of 103.73 feet to the point of beginning.

Note: The purpose of this deed is to vest title in Peggy Lee Overton and Stephen R. Overton jointly for life with remainder to survivor.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 of such survivor forever, together with every contingent remainder and right of reversion.

And said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEES, their heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs and assigns shall, warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 16th day of April, 1998.

Stephen Overton
Stephen Overton

Peggy Overton
Peggy Overton

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that **Stephen Overton and wife, Peggy Overton**, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 16th day of April, 1998.

Onnie D. Dickerson, III
Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/00

04/23/1998-14635
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.00
001 NCD