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SEND TAX NOTICE TO:

This instrument was prepared by

(Name) William H. Halbrooks

John C. Montgomery

(Address) 1933 Montgomery Highway

Route 1, Helena

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy-Five Thousand Nine Hundred and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Arthur Charles Scott and wife, Mrs. Arthur Charles Scott
(herein referred to as grantors) do grant, bargain, sell and convey unto

John C. Montgomery and wife, Janet A. Montgomery
(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:

From the northwest corner of the Southeast 1/4 of the Southwest 1/4 of
Section 36, Township 19 South, Range 3 West, Shelby County, Alabama, run
Easterly along the North boundary of said Southeast 1/4 of Southwest 1/4
for 250.0 feet to the point of beginning of land herein described; thence
continue Easterly along the North boundary line of said 1/4-1/4 section
for 411.84 feet; thence turn an angle of 88 degrees, 52 minutes, 15 seconds
to the right and run southerly 100.00 feet; thence turn an angle of 91
degrees, 07 minutes, 45 seconds to the right and run westerly 411.84 feet;
thence turn an angle of 88 degrees, 53 minutes, 56 seconds to the right and
run northerly 100.00 feet to the point of beginning. Mineral and mining
rights excepted.

Subject to current taxes, easements and restrictions of record.

\$50,900.00 of the purchase price recited above was paid from a mortgage
loan closed simultaneously herewith.

19800707000073770 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/07/1980 00:00:00 FILED/CERTIFIED

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 of such survivor forever, together with every contingent
remainder and right of reversion.

And ~~X~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~my~~ (our)
heirs, executors and administrators 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~~ hand(s) and seal(s), this 1st
day of July, 1980

WITNESS:

NOTARY PUBLIC
JUL 7 1980

Arthur Charles Scott
Arthur Charles Scott

Mrs. Arthur Charles Scott
Mrs. Arthur Charles Scott

STATE OF ALABAMA }
Jefferson COUNTY }

Recd 25.00
Recy 1.50
Ind 1.00
27.50

Sec 403 - 119
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Arthur Charles Scott and wife, Mrs. Arthur Charles Scott
whose name ~~s~~ 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 1st day of July, A. D., 1980

William H. Halbrooks
Notary Public.

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