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Shelby Cnty Judge of Probate, AL
11/18/1980 00:00:00 FILED/CERTIFIED

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys *610*

(Address) Columbiana, Alabama 35051

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND AND NO/100 (\$18,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, W. D. Carpenter and wife, Lucile Carpenter; B. C. Carpenter and wife, Gertrude Carpenter (herein referred to as grantors) do grant, bargain, sell and convey unto

Marvin E. Hall and wife, Mary E. Hall

(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:

A part of Lot No. 21 in the Town of Montevallo, according to the original plan of said Town as the same is recorded in the office of the Probate Judge of said Shelby County; which part hereby conveyed is particularly described and bounded by the following metes and bounds, to-wit: Beginning at a point on the Southwest margin of Middle Street, which is 200 feet Northwest of the Eastermost corner of said Lot No. 21, measuring along said margin of Middle Street; thence continue Northwest along the Southwest margin of Middle Street a distance of 12½ feet; thence running Southwest, perpendicular to said Middle Street a distance of 75 feet; thence Southeast, parallel with said Middle Street, a distance of 62½ feet; thence Northeast, parallel to Valley Street and to Main Street a distance of 75 feet to the Southwest margin of said Middle Street; thence Northwest along the Southwest margin of Middle Street a distance of 50 feet to the point of beginning.

BOOK 329 PAGE 809

Being the same property heretofore conveyed to the grantors by two separate deeds, one from E. D. Carpenter and wife, Bennie Clyde Carpenter dated February 6, 1946 and recorded in Deed Book 122, at page 499, Office of Judge of Probate of Shelby County, Alabama, and the other from J. B. Brown and wife, Jean Brown, W. L. Brown and wife, Della Brown, and W. W. Brown and wife, Dorothy Brown dated November, 1946, and recorded in Deed Book 127 at page 539 in said Probate Office.

Subject to easements, restrictions, and rights of way of record.

The Purchase Price recited above, was paid from a mortgage loan simultaneously herewith.

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 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 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 day of November, 1980.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED (Seal) 1980 NOV 18 AM 11:04 (Seal) (Seal)

W.D. Carpenter (Seal) (W. D. Carpenter)
Lucile Carpenter (Seal) (Lucile Carpenter)
B.C. Carpenter (Seal) (B. C. Carpenter)
Gertrude Carpenter (SEAL) (Gertrude Carpenter)

STATE OF ALABAMA }
SHELBY COUNTY }
Rec. 250
Ind. 100
350
See mtg. 107-697

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W.D. Carpenter and Lucile Carpenter; B. C. Carpenter and Gertrude Carpenter 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 13th day of November, 1980.

W.D. Hall