

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
02/20/1981 00:00:00 FILED/CERTIFIED

(Name) Courtney H. Mason, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007

Form 1-1-6 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 FIFTY THOUSAND AND NO/100 (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

HAROLD BATES AND WIFE, DORIS C. BATES

(herein referred to as grantors) do grant, bargain, sell and convey unto

CHARLES W. HART AND WIFE, CANDACE M. HART

(herein referred to as GRANTEEES) 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:

Lot 18, according to the Map of Shelby Shores, Inc. - the 1969 Sector, as shown by Map Recorded in Map Book 5, Page 46, in the Office of the Judge of Probate of Shelby County, Alabama.

BOOK 249 PAGE 249

\$35,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 331 PAGE 331

Subject to easements and restrictions of record.

Harold Bates is the surviving grantee of deed recorded in Deed Book 270, Page 772, in the Probate Office of Shelby County, Alabama, the other grantee Myrtis Bates, having died on or about the 30th day of December 1975.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 19th day of February, 1981.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DOCUMENT WAS FILED

1981 FEB 20 AM 10:25

See Pg. 410

deed to 1500

(Seal) Rec. 150 Harold Bates

2nd 150 HAROLD BATES

(Seal) 17-50 Doris C. Bates

DORIS C. BATES

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

I, THE UNDERSIGNER, a Notary Public in and for said County, in said State, hereby certify that Harold Bates and wife, Doris C. Bates 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 19th day of February, A. D. 1981.

Judith G. Holmes  
Notary Public