

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

: KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SHELBY )

That in consideration of Ten Dollars (\$10.00) and other good and valuable <sup>130,000<sup>00</sup></sup> consideration to the undersigned grantor, Thompson Realty Co., Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Norton T. and Cynthia G. Montague (herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them 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 #190A according to the map of Shoal Creek Subdivision, as recorded in Map Book 9, Page 113, in the Probate Office of Shelby County, Alabama, together with and also subject to (1) all rights, privileges, duties and obligations as set out in the Declaration of Covenants, Conditions and Restrictions pertaining to said Shoal Creek Subdivision, filed for record by Grantor and the Articles of Incorporation and Bylaws of Shoal Creek Association, Inc., as recorded in Real Volume 19, Page 861, in the Probate Office of Shelby County, Alabama; (2) ad valorem taxes for the current year; (3) mineral and mining rights owned by persons other than the GRANTOR; and easements and restrictions set forth on the map of Shoal Creek Subdivision referred to hereinabove.

BOOK 056 PAGE 23

Norton T. Montague, III  
3560 Hampshire Dr.  
Bham, Al. 35223

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances except those noted above, that is has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed in its name and its corporation seal to be hereunto affixed and attested by its duly authorized officers this 6th day of January, 1986.

ATTEST:

*Lucille R. Thompson* BY *Hall W. Thompson*  
Lucille R. Thompson, Secretary Hall W. Thompson, President

STATE OF ALABAMA )  
COUNTY OF SHELBY )

I, Terri Winstead, a Notary Public in and for said State, hereby certify that Hall W. Thompson, whose name as President of Thompson Realty Company, Inc., a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 6th day of January, 1985.

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

1986 JAN -7 AM 9:43

*Thomas G. Shouder, Jr.*  
JUDGE OF PROBATE

*Terri Winstead*  
Notary Public

*Need tax 130.00*  
*Rec 5.00*  
*Ind 1.00*  
*136.00*