

This Instrument Was Prepared By:
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Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Mr. William T. Forte
10 Hintz Drive
Wallingford, CT 06492

1197

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY SEVEN THOUSAND AND NO/100 ----- DOLLARS
(\$ 27,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by
the GRANTEES herein, the receipt whereof is acknowledged, I or we,

B. F. KNOWLES, a married man and DANIEL C. HEDRICK, a married man

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and
convey unto

WILLIAM T. FORTE and wife, PAMELA J. FORTE

(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 Lots 4 and 5 in Block F, according to Lyman's Addition to the
Town of Montevallo, Alabama, being more particularly described as
follows: Begin at the Southwest corner of Lot 4, Block F (said point
being at the point of intersection of the Northeast line of Bloch Street
with the Northwest line of Oak Street) and run Northeasterly along the
line of Oak Street 150 feet; run thence Northwesterly along a line and
parallel with Bloch Street 75 feet; run thence Southwesterly and
parallel with Oak Street 150 feet to the Northeast line of Bloch Street;
run thence Southeasterly along Bloch Street 75 feet to the point of
beginning. Said map of Lyman's Addition being recorded in Map Book 3
page 27 in the Probate Office of Shelby County, Alabama.

BOOK 081 PAGE 28

SUBJECT TO: Easements and rights of way servicing said subdivision as
shown by Map Book 3 page 27 in the Probate Office of Shelby County,
Alabama.

\$ 21,500.00 of the purchase price recited above was paid from a
mortgage loan closed simultaneously herewith.

And as further consideration the Grantee herein expressly assures and
promises to pay that certain mortgage to Jefferson Federal Savings &
Loan Association dated July 18, 1977 and recorded in Mortgage Book 367
page 354 in Shelby County, Alabama and also promises to pay that certain
mortgage to Mary Barron dated January 3, 1983 and recorded in Mortgage
Book 441 page 479 in Shelby County, Alabama.

This property does not constitute the homestead of the Grantor herein.
The Grantor owns other real property that does constitute homestead.

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 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 1st day of July, 1986.

B. F. Knowles (SEAL)

Daniel C. Hedrick (SEAL)

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that B. F. Knowles, a married man and Daniel C. Hedrick, a married man, 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 1st day of July, 1986.

David N. Spill
Notary Public

(NOTARIAL SEAL)



BOOK 081 PAGE 29

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

1986 JUL 16 AM 8:54

F. Thomas W. J. ...
JUDGE OF PROBATE

1. Deed Tax	\$	<u>5.50</u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>11.50</u>