

This instrument was prepared by:
(Name) Mitchell A. Spears, Attorney
(Address) ✓ P. O. Box 91
Montevallo, AL 35115

Send Tax Notice to:
(Name) Jimmy R. Lemonds
(Address) 1869 Tall Timbers Dr.
Birmingham, AL 35226

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fourteen Thousand and 00/100 (\$14,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES G. SURFACE, an unmarried man
(herein referred to as grantors) do grant, bargain, sell and convey unto
JIMMY R. LEMONDS and wife, REBECCA R. LEMONDS
(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:

Lots 1 and 2, Block 2, Hidden Valley Subdivision as shown by map of said subdivision as recorded in Map Book 6, Page 36, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: Mortgage executed on even date herewith by the Grantees herein, to Merchants & Planters Bank in the sum of \$11,200.00.

BOOK 108 PAGE 433

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1987 JAN -6 PM 1:07
Thomas A. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 3.00
2. Mtg. Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 650
TOTAL

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 for 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 26th day of December, 19 86

WITNESS

(Seal)

(Seal)

(Seal)
NOTARY PUBLIC
STATE OF ALABAMA

James G. Surface
James G. Surface (Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that James G. Surface whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 26th day of December A.D., 19 86

17 A Spears