

This form furnished by:

Cahaba Title, Inc.

988-5600

This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P.O. Box 91
Montevallo AL 35115

Send Tax Notice to:

(Name) Glenn A. Stewart
(Address) 398 Pineview Road
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifty Thousand Five Hundred and 00/100 (\$50,500.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J. M. Allen, an unmarried man, being the survivor of Sherry W. Allen, who died on August 28, 1986

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

Glenn A. Stewart and wife, Kelly P. Stewart

(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:

Block No. 1 Lot No. 5 Arden Addition to the town of Montevallo as recorded in Map Book of Shelby County, Alabama, all according to Arden Subdivision to the town of Montevallo, Alabama, and subject to the restrictions and covenants heretofore made by the Montevallo Development Company in the use of said lands heretofore made and which is shown of record in Deed Book 39 on page 269 in the Office of the Probate Judge of Shelby County, Alabama.

Also a parcel of land described as follows: Beginning at the Northwest corner of Lot No. 5, Block No. 1, as per Map of Arden Subdivision in the City of Montevallo, Alabama, recorded in Map Book 3 at Page 64, in the office of the Judge of Probate, Shelby County, Alabama, thence run North 5 deg. 02 min. West a distance of 45.50 feet more or less to the North boundary line of NW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 21, Township 22 South, Range 3 West, Thence North 84 deg. 27 min. East along said boundary line a distance of 100 feet; run thence South 5 deg. 02 min. East 47 feet more or less to the Northeast corner of said Lot No. 5; run thence West along the North Boundary line of said Lot No. 5 a distance of 100 feet to the point of beginning.

SUBJECT TO: \$45,000.00 Mortgage from Grantees to Grantor, executed on even date herewith. 30' Building line, easements and Protective Covenants, as shown on plat, Plat Book 3, page 64.

Restrictions as recorded in Book 139, page 269.

Oil, gas, mineral and mining rights are excepted.

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 30th day of June, 19 87.

WITNESS

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

(Seal)

(Seal)

(Seal)

(Seal)

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JUDGE OF PROBATE

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 J. M. Allen 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 30 day of June A.D., 1987

M. A. Spears