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This instrument was prepared by:

(Name) Daniel M. Spitler, Attorney
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Send Tax Notice to:

(Name) Mr. Carroll M. Mister
(Address) 272 Vine Street
Montevallo, Alabama 35115

313

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-EIGHT THOUSAND AND NO/100 (\$58,000.00) **DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, **FREDDIE FERRELL WILHITE and wife, THERESA DIANE WILWHITE**

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

CARROLL M. MISTER and wife, RENA D. MISTER

(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 3, fronting on Vine Street 100 feet and running back 150 feet, said lot located in the Alma H. Jeter addition to the Town of Montevallo as described in map and survey made by R. S. Villadson, C.E. and recorded in Record Book 96 page 140 in the Probate Office of Shelby County, Alabama. ALSO the following described property to wit: Lot 4, fronting on Vine Street 100 feet and running back 150 feet, said lot located in the Alma H. Jeter addition to the Town of Montevallo as described in map and survey made by R. S. Villadson, C.E. and recorded in Record Book 96 page 140 in the Probate Office of Shelby County, Alabama. ALSO the following described property to wit: Beginning at the East corner of Lot 4 of said addition to the Town of Montevallo, at the Southwest right of way margin of Vine Street as a point of beginning, thence Southeast along said right of way margin 1.54 feet, thence 56 deg. 36 min. right and leaving said right of way margin run along the Northwest line of the Alabama College property 214.44, thence 137 deg. 02 min. 26 sec. right 123.06 feet to the South corner of Lot 4, thence 76 deg. 21 min. 34 sec. right 150.0 feet to the Southeast right of way margin of Vine Street, the point of beginning.

According to Survey of Melvin R. Reynolds, Reg. No. 2087, dated December 22, 1987. Situated in Shelby County, Alabama.

SUBJECT TO:

Transmission line permits, easements, and rights of way of record, if any, or in evidence through use.

\$55,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

106 PAGE 255
805

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 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 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 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 30th day of December, 19 87

1. Comptress 3.00

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

2. Recrdng Fee 2.50

88 JAN 6 AM 848

3. Notarizing Fee 1.00

1.00

TOTAL 6.50

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY

COUNTY } }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Freddie Ferrell Wilhite and wife, Theresa Diane Wilhite whose name(s) 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 30th day of December A.D. 19 87

1/25/90