

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

3180

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY FIVE THOUSAND & 00/100---- (\$45,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we, Charles W. Heaton and wife, Rita Heaton (herein referred to as grantors), do grant, bargain, sell and convey unto Emily D. Dickinson, a single individual (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 13, Block 1, and all that part of the North Half of the Southeast Quarter of Section 21, Township 22, Range 3 West that lies North of Lot 13, Block 1, according to Arden's subdivision of the town of Montevallo, AL according to map as filed in the probate office of Shelby County, AL in Map Book 3, Page 64.

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BOOK

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$43,284.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEEES' ADDRESS: 454 Pineview Road, Montevallo, Alabama 35115

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

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 24th day of August, 1988.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

Charles W. Heaton
Charles W. Heaton

(SEAL)

Rita Heaton
Rita Heaton

(SEAL)

1. Deed Tax \$ 2.00
2. Mtg. Tax
3. Recording Fee .50
4. Indexing Fee .00
TOTAL \$.50

88 AUG 29 PM 1:37
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said State, hereby certify that Charles W. Heaton and wife, Rita Heaton 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 24th day of August A.D., 1988

Notary Public

My commission Expires March 10, 1992