

This instrument was prepared by:

(Name) MITCHELL A. SPEARS
(Address) 143 MAIN STREET
MONTEVALLO, ALABAMA 35115

Send Tax Notice to:

(Name) PETER LEMMERMAN
(Address) 1508 2nd Ave. N
CLANTON MONTEVALLO, ALABAMA 35045

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

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

(\$7,000.00)

That in consideration of SEVEN THOUSAND AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WHATLEY & ALLEN, AN ALABAMA GENERAL PARTNERSHIP (herein referred to as grantors) do grant, bargain, sell and convey unto PETER LEMMERMAN AND RENE J. LEMMERMAN (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:

LOT 8, ACCORDING TO THE SURVEY OF CANTERBURY ESTATES, AS RECORDED IN MAP BOOK 12, PAGE 96 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS ARE NOT INSURED.

SUBJECT TO:

BUILDING SETBACK LINE OF 35 FEET RESERVED FROM CAMBRIDGE CIRCLE AS SHOWN BY RECORDED PLAT.

PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT ON THE SOUTHWESTERLY, SOUTHEASTERLY AND NORTHWESTERLY SIDES.

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED BOOK 141 PAGE 325 AND DEED BOOK 165 PAGE 539 IN PROBATE OFFICE.

PURCHASE MONEY FIRST MORTGAGE TO THE UNITED STATES OF AMERICA, ACTING THROUGH THE FARMERS HOME ADMINISTRATION, UNITED STATES DEPARTMENT OF AGRICULTURE, EXECUTED ON EVEN DATE HERewith BY THE GRANTEES HEREIN, IN THE SUM OF \$42,000.00.

1. Doc. Tax \$ 7.00
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 10.50

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 8th day of NOVEMBER, 19 88.

WITNESS

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)

88 NOV -9 PM 12:30 (Seal)

 (Seal)
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 JACK WHATLEY, WHOSE NAME AS GENERAL PARTNER, OF WHATLEY & ALLEN, AN ALABAMA GENERAL PARTNERSHIP 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 IN HIS CAPACITY AS SUCH executed the same voluntarily on the day the same bears date. GENERAL PARTNER, OF WHATLEY & ALLEN, AN ALABAMA GENERAL PARTNERSHIP

Given under my hand and official seal this 8th day of NOVEMBER A.D., 19 88

SEPTEMBER, 1989

My Commission Expires:

Notary Public

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