

This instrument was prepared by:

(Name) MITCHELL A. SPEARS

(Address) 143 MAIN STREET

MONTEVALLO, ALABAMA 35115

Send Tax Notice to:

(Name) HELEN LUNCEFORD & PAULINE ABERNATHY

(Address) P.O. Box 851

Cahaba MONTEVALLO, ALABAMA 35115 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVEN THOUSAND AND NO/100 (\$7,000.00) 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

HELEN LUNCEFORD AND PAULINE ABERNATHY

(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 23, 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 SET BACK LINE OF 35 FEET RESERVED FROM CANTERBURY ROAD AND OXFORD CIRCLE AS SHOWN BY RECORDED PLAT.

PUBLIC UTILITY EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING A 5 FOOT EASEMENT ON THE NORTHWESTERLY SIDE.

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.

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

88 NOV -9 PM 12:35

THOMAS A. SPEARS, JR.
JUDGE OF PROBATE

WHATLEY & ALLEN

BY: Jack Whatley (Seal)

JACK WHATLEY, GENERAL PARTNER,

WHATLEY & ALLEN, AN ALABAMA

GENERAL PARTNERSHIP

1. Deed Tax \$ 7.00

2. Int. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 10.50

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, GENERAL PARTNER, 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

My Commission Expires:

Notary Public