

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Mr. Buford W. Peek, Sr.(Address) 1206 Elm Drive
Alabaster, Alabama 35007340
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ----- NINETY-FOUR THOUSAND AND NO/100 (\$94,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

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

BUFORD W. PEEK, SR. and wife, JANE P. PEEK(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 6, according to the survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5 and 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Elm Drive and Cul-de-Sac as shown by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot on the rear of Lot.

Restrictions, covenants and conditions as set out in instrument recorded in Real 174 page 504 in Probate Office.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights as referred to in Real 150 page 648 in Probate Office.

\$75,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 216 PAGE 419

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 DEC -6 AM 8:24

Thomas A. Spaulding, Jr.
JUDGE OF PROBATE1. Deed Tax \$ 19.00
2. Mtg Tax 2.50
3. Recording Fee 1.00
4. Indexing Fee 1.00
TOTAL 22.50

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 30th day of November, 19 88.

WITNESS

LARRY KENT d/b/a LARRY KENT BUILDING COMPANY

(Seal)

By: *Larry Kent* (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Larry Kent d/b/a Larry Kent Building Company 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 30th day of November A.D., 19 88.

1/25/90

My Commission Expires:

Notary Public