

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) _____
(Address) _____

603

Send Tax Notice to:
(Name) Ronnie and Sherry Hunt
(Address) 102 Carters Lane
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirteen Thousand Two Hundred Fifty and no/100 (\$13,250.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Frances Seale, a single woman

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

(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:

Commencing at the intersection of the North boundary of a public road known as the Camp Branch-Saginaw cut off public road and formerly known as the Old Montevallo Road, by a branch running in a Southerly direction in the SE 1/4 of the NW 1/4 of Section 26, Township 21 South, Range 1 West, and run thence in a Westerly direction along the North boundary line of said public road, a distance of 283 feet for a point of beginning of the lot herein described and conveyed; thence continue in a Westerly direction along the North boundary line of said public road, a distance of 87.5 feet; thence run North 210 feet; thence run East 87.5 feet; thence run South 210 feet, more or less, to the point of beginning; being situated in Shelby County, Alabama.

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\$13,250.00 of the above purchase price was paid by mortgage executed simultaneously herewith.

- 1. Land Tax \$ _____
- 2. Mig. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 3.00
- TOTAL 5.50

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 10th day of April, 19 89

WITNESS

STATE OF ALA. SHELBY CO. (Seal)

Frances Seale (Seal)
Frances Seale

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

(Seal)

89 APR 11 PM 3:38 (Seal)

(Seal)

STATE OF ALABAMA
SHELBY }
JUDGE OF PROBATE COUNTY

General Acknowledgment

I, William R. Justice, a Notary Public in and for said County, in said State, hereby certify that Frances Seale whose name she signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day 10th being informed of the contents of the conveyance she executed the same voluntarily on the day 10th of the same month and date.

Given under my hand and official seal this 10th day of April A.D., 19 89

9-17-91

William R. Justice
Notary Public