

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P. O. Box 91

Montevallo, Alabama 35115

219
Send Tax Notice to:

(Name) Michael Carl Pickett

(Address) 490 Overland Road

Montevallo, Alabama 35115

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 Thousand and 00/100, (\$40,000.00) **DOLLARS**

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leila Dailey, a single woman, Nancy Faye Ward, a woman, Lewellyn D. Sievers, a woman and Frances Mignon Hand, a woman

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

Michael Carl Pickett and wife, Joan Anthony Pickett

(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:

The Southwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 13, Township 22 South, Range 4 West, Shelby County, Alabama, being designated as Plot No. 15 upon a map prepared by I. B. Gillespie dated April 26, 1946 and so identified and on filed in the Office of the Boothton Coal Mining Company, Boothton, Alabama; being situated in Shelby County, Alabama.

Less and except a right of way 9 feet in width along the East side of said property and also along the South side of said property as a means of ingress and egress to and from said property and other property, as shown on the above mentioned map.

Subject to the right of way of the Montevallo and Boothton Public Road.

All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Public utility easements and right-of-ways servicing said property.

Reservations and conditions as set out in instrument recorded in Deed Book 174 page 94 in Probate Office.

Rights of others to use of easement for ingress and egress as reserved in Deed Book 174 page 94 in Probate Office.

Less and except any part of subject property lying within a public road right of way.

Purchase Money First Mortgage from Grantees herein to Merchants & Planters Bank, finally executed on even date herewith, in the sum of \$20,000.00.

Each Grantor herein acknowledges and confirms that the above designated real estate is not the homestead of either of said Grantors or their spouses, and such real estate does not constitute the homestead of any spouse of the above designated Grantors.

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, we have hereunto set our hand(s) and seal(s), this 23rd day of September, 19 89

WITNESSES

Leila Dailey (Seal)
Leila Dailey
Nancy Faye Ward (Seal)
Nancy Faye Ward (Seal)

Lewellyn D. Sievers (Seal)
Lewellyn D. Sievers
Frances Mignon Hand (Seal)
Frances Mignon Hand (Seal)

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 Leila Dailey, Lewellyn D. Sievers and Frances Mignon Hand whose name s 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 23rd day of September A.D., 19 89

My Commission Expires: 8/93

Michael A. Spears
Notary Public

STATE OF FLORIDA)
COUNTY OF Nassau)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Nancy Faye Ward, 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, 1989.

Margaret M. Jase
Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 29, 1992

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

89 SEP 26 AM 8:43

Thomas W. Snowdon, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>20.00</u>
2. Mtg. Tax -----	\$ -----
3. Recording Fee -----	\$ <u>5.00</u>
4. Indexing Fee -----	\$ <u>5.00</u>
5. Notary Fee -----	\$ -----
6. Certified Copy Fee -----	\$ <u>1.00</u>
Total -----	\$ <u>31.00</u>