

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Montevallo Office  
(205) 833-1571

This instrument was prepared by:

(Name) Mitchell A. Spears

(Address) P.O. Box 91

Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Robert W. O'Daniel, Sr.

(Address) 216 Doyle Drive

Montevallo, Alabama 35115

**CORPORATION FORM 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 00/100, (\$7,000.00) DOLLARS

to the undersigned grantor, Merchants & Planters Bank a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Robert W. O'Daniel, Sr. and wife, Cynthia W. O'Daniel

(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 26, according to the Survey of Sunnydale Estates, Third Sector, as recorded  
in Map Book 7 page 78 in the Probate Office of Shelby County, Alabama; being  
situated in Shelby County.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Doyle Drive as shown by plat.  
Public utility easements as shown by recorded plat, including a 40 foot  
easement across the Northeasterly side of lot.

Transmission Line Permit to Alabama Power Company as shown by instrument  
recorded in Deed Book 91 page 257; Deed Book 177 page 353 and Deed Book 103  
page 174 in Probate Office.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 108  
page 415 in the Probate Office.

Right-of-Way granted to South Central Bell by instrument recorded in Deed  
Book 309 page 338 and Deed Book 174 page 111 in Probate Office.

Mineral and mining rights are not insured.

Purchase Money First Mortgage from Grantees herein to Merchants & Planters  
Bank, executed on even date herewith, in the sum of \$5,000.00.

1. Deed Tax \$ 2.00

2. Mtg. Tax 0.00

3. Recording Fee 3.00

4. Indexing Fee 3.00

cert - 7.00

TOTAL 8.52

**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 of such survivor forever, together with every contingent  
remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES,  
their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant  
and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said GRANTOR, by its President, James A. Kelly  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28<sup>th</sup> day of Sept. 19 89

**ATTEST**

**MERCHANTS & PLANTERS BANK**

By: Agnes M. Niven  
Its: Vice President

**STATE OF ALABAMA**  
**COUNTY OF SHELBY**

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

**89 SEP 28 PM 3:07**

Thomas A. Snowden, Jr.  
**JUDGE OF PROBATE**

By James A. Kelly  
President  
James A. Kelly  
Its: President

I, the undersigned authority, James A. Kelly a Notary Public is and for said County in said  
State, hereby certify that James A. Kelly  
whose name as President of Merchants & Planters Bank  
a corporation, 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, as such officer and with full authority, executed the same voluntarily for and  
as the act of said corporation, Merchants & Planters Bank.

Given under my hand and official seal, this is 28<sup>th</sup> day of

June 25, 1991  
My Commission Expires

September  
L. Mitchell Kelly  
Notary Public

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