

This instrument was prepared by:  
(Name) Daniel M. Spitler, Attorney  
(Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
(Name) Mr. and Mrs. Donald R. Bates  
(Address) 548 Creekview Drive  
Pelham, Alabama 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA  
SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-FIVE THOUSAND AND NO/100 (\$65,000.00) ----- DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
GARY LAWSON MCDANAL, an unmarried man  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
DONALD R. BATES and wife, MARJORY M. BATES  
(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 13, in Block 3, Oak Mountain Estates, according to the Map as recorded in Map  
Book 5 page 57 in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

SUBJECT TO:

Building setback line of 30 feet reserved from Creekview Drive as shown by plat.  
Restrictions, covenants and conditions as set out in instrument recorded in Deed  
Book 263 page 350 and Deed Book 263 page 355 in Probate Office of Shelby County,  
Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in  
Deed Book 108 page 379 in Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power Company and South Central Bell as shown by  
instrument recorded in Deed Book 265 page 223 in Probate Office of Shelby County,  
Alabama.

Mineral and mining rights if not owned by Grantor.

Agreement in regard to sanitary sewer system as set out in Real 114 page 229 in  
Probate Office of Shelby County, Alabama, also recorded in Real 143 page 317.

\$64,615.00 of the purchase price recited above was paid from a mortgage loan closed  
simultaneously herewith.

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

89 NOV - 1 AM 9:53

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

1. Deed Tax -----	\$ <u>50.</u>
2. Mtg. Tax -----	\$ <u>      </u>
3. Recording Fee -----	\$ <u>2.00</u>
4. Indexing Fee -----	\$ <u>3.00</u>
5. No Tax Fee -----	\$ <u>      </u>
6. Certified Stamp Fee --	\$ <u>1.00</u>
Total -----	\$ <u>7.00</u>

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 27th  
day of October, 19 89

WITNESS

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

*Gary Lawson McDanal*  
Gary Lawson McDanal (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 Gary Lawson McDanal, an unmarried man  
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 27th day of October A.D., 19 89

1/25/90