

This form furnished by:

Cahaba Title, Inc.

Eastern Office
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This instrument was prepared by:

(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

Send Tax Notice to:

(Name) Herman C. Peoples
(Address) 151 Dauphin Street
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 Two Thousand and 00/100, (\$2,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Gregory McGee, an unmarried man; William T. McGee, Jr., a married man; and Sadie McGee, an unmarried woman (herein referred to as grantors) do grant, bargain, sell and convey unto Herman C. Peoples and wife, Laura A. Peoples

(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 following described parcel or strip of land situated in the Town of Montevallo, in Shelby County, Alabama, and in the NW 1/4 of Fractional Section 3, Township 24 North, Range 12 East, to-wit: Beginning at the Intersection of Dauphin and Commerce Streets and running in a Southerly direction along the West side of Dauphin Street a distance of One Hundred Twenty-Eight (128) Feet to Point of Beginning. Thence in a Westerly direction a distance of 87 Feet, thence in a Southerly direction a distance of 66 feet, thence in an Easterly direction a distance of 87 feet, thence in a Northerly direction a distance of 66 feet to Point of Beginning, according to the survey and map of Seaman D. Brown.

The real estate herein described does not constitute the homestead of either of the above designated Grantors, nor that of their spouses, neither is it contiguous thereto.

The above designated Grantors are the surviving heirs of William T. McGee, the record title holder of such real estate, who deceased while residing in Shelby County, Alabama, on or about April 11, 1985. (SEE ATTACHED HEIRSHIP AFFIDAVIT)

SUBJECT TO:

Mineral and mining rights.
Easements and restrictions of record.

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 3rd day of January, 19 90

WITNESS

(Seal)

(Seal)

(Seal)

Gregory McGee (Seal)
William T. McGee, Jr. (Seal)
Sadie McGee (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 Gregory McGee 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 3rd day of January A.D., 19 90

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that William T. McGee, Jr., 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 this the 3rd day of Jan., 1990.

M A Spence
Notary Public 8/93

STATE OF ALABAMA
COUNTY OF TELEPHON

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Sadie McGee, 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 this the 1st day of January, 1990.

Willie
Notary Public

MY COMMISSION EXPIRES 02-92

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

90 JAN 12 PM 12: 58

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 2.00
2.	\$
3.	\$ 5.00
4.	\$ 3.00
5.	\$
6.	\$ 1.00
Total	\$ 11.00