

WARRANTY DEED--JOINT TENANCY

15,000

This instrument was prepared by
Steven R. Sears, attorney
11 South Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

✓ David W Blake
Rt 2, BX 29
Calera, AL 35040

State of Alabama)
County of Shelby)

Know all men by these presents, that in consideration of fifteen thousand dollars, the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Lillian Busby, a widow, of Rt 1, BX 374, Calera, AL 35040, do grant, bargain, sell, and convey unto David W Blake and wife Carol M Blake, of Rt 2, BX 29, Calera, AL 35040 (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 N 770 feet of the E 1130 feet of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of §20, Twp 22S, R1W.

The conveyed property forms no part of the homestead of any grantor herein. Each grantor herein owns other property which does form homestead.

Source of title: a warranty deed to grantor from Joe W Blake, as Administrator of the Estate of Susie Hardaman with will annexed, executed 13 August 1980 and recorded 17 September 1980 at deed book 328, page 542 of the Shelby County Probate records.

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 I do for myself and for my heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that I am lawfully seized in fee, simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 23 March 1990.

Witness:

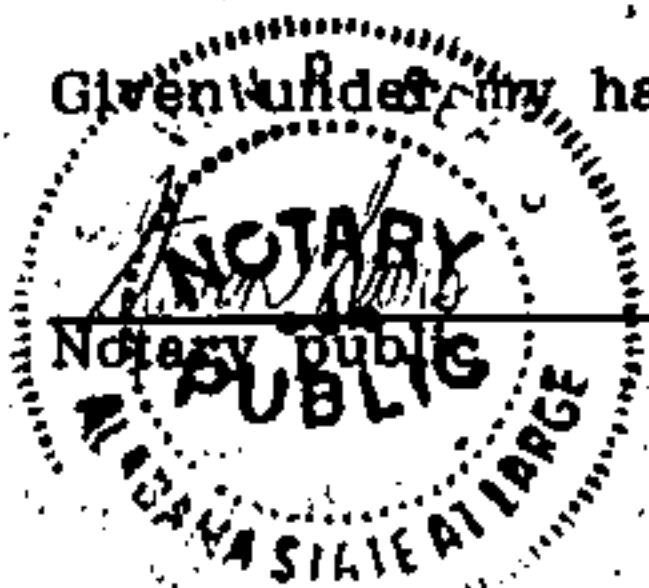
Steven R. Sears

Lillian Busby (Seal)
Lillian Busby

State of Alabama)
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Lillian Busby, whose name is signed to the foregoing conveyance, and who is (made) 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 23 March 1990.



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

90 APR -2 PM 12:10

JUDGE OF PROBATE

NO TAX COLLECTED

1. Deed Tax	\$	—
2. Mtg. Tax	\$	—
3. Recording Fee	\$	5.00
4. Indexing Fee	\$	3.00
5. No Tax Fee	\$	1.00
6. Certified Fee	\$	1.00
Total	\$	10.00

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