

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91 205/665-5102
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to:

(Name) Jimmy L. Threet

(Address) 409 Gardner Street

Montevallo AL 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 Five Thousand Five Hundred and 00/100 (\$45,500.00)-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, WILLIAM D. MURRAY, a married man and KENNETH W. BRAST, a married man (herein referred to as grantors) do grant, bargain, sell and convey unto

JIMMY L. THREET and wife, BEVERLY A. THREET

(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, the following described real estate situated in Shelby County, Alabama to-wit:

Unit #4, according to the survey of Shaw Villas, Phase I, a Residential Townhome Community, as recorded in Map Book 14, page 56 in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

18 foot general use easement, including pedestrian access North as shown by record map.

15 foot general use easement, including pedestrian access South as shown by record map.

Restrictions appearing of record in Real 299, page 688, in the Probate Office of Shelby County, Alabama.

Permit to Alabama Power Company as recorded in Real 291, page 1 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights and rights incident thereto setforth in Real 90, page 63, in the Probate Office of Shelby County, Alabama.

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.

1. Deed Tax - AD 18.00
2. Int. Tax - 2.50
3. Recording Fee - 3.00
4. Notary Fee - 7.00
5. Certified Fee - 1.00
Total - 27.50

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

90 AUG 29 AM 8:13

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.

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 24th day of August, 19 90.

WITNESS

____ (Seal)
____ (Seal)
____ (Seal)

William D. Murray (Seal)
WILLIAM D. MURRAY (Seal)
Kenneth W. Brast (Seal)
KENNETH W. BRAST (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 WILLIAM D. MURRAY and KENNETH W. BRAST whose names 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 24th day of August A.D. 19 90

8/93

R. G. Green