

## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by

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ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to:

(Name)

Van Reid

(Address)

P. O. Box 154

Montevallo, Alabama 35115

MINIMUM VALUE: \$1,000.00

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

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar (\$1.00) and other good and valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Cecil M. Austin and wife, Carolyn T. Austin

(herein referred to as grantors) do grant, bargain, sell and convey unto ✓ Van's Auto Repair and Parts, Inc.,

d/b/a A Plus Automotive Service

(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:

Lot 18, according to the Survey of Givhan's Subdivision of a Portion of the NE 1/4 of the SE 1/4 and the SE 1/4 of SE 1/4 of Section 4, Township 24, Range 12 East, as recorded in Map Book 3 page 130, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

## SUBJECT TO:

Building setback line of 30 feet reserved from Street as shown by plat.

Public utility easements as shown by recorded plat, including a 3 foot from all property lines.

Restrictions, covenants and conditions as set out in instrument recorded in Map Book 3 page 130 in Probate Office.

Mineral and mining rights.

Subject to zoning ordinances of the Town of Montevallo as set out in Deed Book 285 page 418 in the Probate Office.

1. Deed Tax	1.00
2. Ad. Tax	0.00
3. P. O. Box Fee	3.50
4. Int. Tax	3.00
5. Not. Fee	0.00
6. Certified Copy	1.00
<b>Total</b>	<b>7.50</b>

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
91 JUN -3 AM 8:58

JUDGE OF PROBATE

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 30th day of May, 19 91.

WITNESS

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

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

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

Cecil M. Austin

Carolyn T. Austin

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 Cecil M. Austin and Carolyn T. Austin

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 30th day of May A.D., 19 91

Notary Public