

434

WARRANTY DEED--JOINT TENANCY

23,000

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

Please send tax notice to:

Audrey Carol Curcio  
48 Arwood Drive  
Montevallo, AL 35115

State of Alabama)  
County of Shelby)

Know all men by these presents, that in consideration of twenty-three thousand dollars, of which seven thousand dollars is the proceeds of a mortgage executed simultaneously herewith, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Larry W Holsomback and wife Lamonya E Holsomback, of 60 Arwood Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Audrey Carol Curcio, an unmarried woman and Grady Lewis Bailey, an unmarried man, of 48 Arwood Drive, Montevallo, AL 35115 (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:

A parcel of land situated in the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of section 55, Twp. 22S, R3W described as follows: Begin at the NW corner of the W A Lucas land and run W along S line 210 feet; thence S 420 feet; thence E 210 feet to land of W A Lucas; thence N to point of beginning.

Less and except:

Begin at the NW corner of W A Lucas land, run W along S line 196 feet; thence S 224 feet; thence E 114 feet; thence S 196 feet; thence E 82 feet; thence N 420 feet to the point of beginning.

Mineral and mining rights reserved

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

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our 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, we have set our hands and seals, this 17 January 1992.

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Witness:

Steven Sears  
Steven Sears

Larry W Holsomback (Seal)  
Larry W Holsomback  
Lamonya E. Holsomback (Seal)  
Lamonya E Holsomback

State of Alabama)  
County of Shelby)

I, the undersigned notary public for the State of Alabama at Large, hereby certify that Larry W Holsomback and wife Lamonya E Holsomback, 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 17 January 1992.



MY COMMISSION EXPIRES MARCH 9, 1994

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
92 FEB -6 AM 10:47  
JUDGE OF PROBATE

1. Deed Tax	\$ 16.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 1.00
6. Certification Fee	\$ 1.00
Total	\$ 28.00