

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 91

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

Michael A. Hall and

Anita G. Hall

(Address)

8952 Highway 155

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 One Hundred Fifty-Five Thousand and 00/100, (\$155,000.00)---- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Thomas Larry Smith, an unmarried man

(herein referred to as grantors) do grant, bargain, sell and convey unto

Michael A. Hall and wife, Anita G. Hall

(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:

Begin at the Southeast corner of the SW 1/4 of SE 1/4 of Section 2, Township 24 North, Range 12 East; thence North 89 deg. 52 min. West 697.0 feet to an iron stake on the Northeast side of right of way of the Montevallo-Jemison Road; thence North 57 deg. 30 min. West 401.84 feet along said right of way to a point; thence North 32 deg. 30 min. East 264.0 feet to a point; thence South 89 deg. 44 min. East 528.20 feet to a point; thence North 0 deg. 16 min. East 483.7 feet to a point; thence South 89 deg. 49 min. East 298.26 feet to an iron stake on the East line of said SW 1/4 of SE 1/4; thence South 4 deg. 03 min. East 923.0 feet to a point of beginning; being a part of the SW 1/4 of SE 1/4 of Section 2, Township 24 North, Range 12 East, Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1992 and subsequent years.

Transmission Line Permit to Alabama Power Company recorded in Deed 232, Page 360 in the Shelby County, Alabama Office of the Probate Judge.

PURCHASE MONEY FIRST MORTGAGE IN FAVOR OF MERCHANTS & PLANTERS BANK, EXECUTED ON EVEN DATE HERewith, IN THE SUM OF \$109,000.00.

Inst # 1992-09877

06/02/1992-09877
09:56 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
52.50

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, I have hereunto set my hand(s) and seal(s), this 30th day of May, 19 92.

WITNESS

(Seal)

(Seal)

(Seal)

Thomas Larry Smith
Thomas Larry Smith (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, _____ the undersigned authority _____, a Notary Public in and for said County, in said State,

hereby certify that Thomas Larry Smith

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 30th day of May A.D., 19 92

My Commission Expires:

Notary Public