

THIS INSTRUMENT WAS PREPARED BY:
DOUGLAS L. KEY, ATTORNEY AT LAW
POST OFFICE BOX 360345
BIRMINGHAM, ALABAMA 35236

PLEASE SEND TAX NOTICE TO:
GEORGE WEBER AND MARTHA HOLMBERG
P.O. Box 326
Siluria, AL 35144

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 (\$17,500.00) and other good and valuable consideration, to the undersigned Grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, MARGARET M. SMITH STOKES AND HUSBAND, C. WAYNE STOKES, (herein referred to as Grantors whether one or more), do grant, bargain, sell and convey unto GEORGE WEBER AND MARTHA HOLMBERG, (herein referred to as Grantees) as joint tenants 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:

A PART OF LOTS 5 AND 17 IN BLOCK 2, ACCORDING TO THE MAP OF BIRMINGHAM JUNCTION, AS RECORDED IN DEED BOOK 14, PAGE 239 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A SPIKE ACCEPTED AS THE SW CORNER OF THE NW 1/4 OF THE SW 1/4 OF SECTION 9, TOWNSHIP 24 NORTH, RANGE 12 EAST, SHELBY COUNTY, ALABAMA AND RUN NORTH 1 DEG. 02 MIN. EAST FOR 547.65 FEET; THENCE LEFT 64 DEG. 24 MIN. 17 SEC. AND RUN NORTHEASTERLY FOR 44.23 FEET; THENCE RIGHT 64 DEG. 24 MIN. 17 SEC. AND RUN NORTHERLY FOR 132.93 FEET TO POINT OF BEGINNING; CONTINUE ALONG LAST DESCRIBED COURSE FOR 63.07 FEET; THENCE LEFT 50 DEG. 55 MIN. 06 SEC. AND RUN NORTHWESTERLY FOR 86.80 FEET TO A FENCE CORNER; THENCE LEFT 100 DEG. 57 MIN. 15 SEC. AND RUN SOUTHWESTERLY ALONG FENCE LINE FOR 80.20 FEET; THENCE LEFT 94 DEG. 01 MIN. 11 SEC. AND RUN SOUTHEASTERLY FOR 115.24 FEET TO POINT OF BEGINNING; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year 1995, which are a lien but not yet due and payable until October 1, 1995.
2. Public easements and right of ways affecting subject property.
3. Less and except any portion of subject property lying within road right of way.

MARGARET M. SMITH AND MARGARET M. SMITH STOKES IS ONE AND THE SAME PERSON.

MARGARET M. SMITH STOKES IS THE SURVIVING GRANTEE OF DEED RECORDED IN REAL 342, PAGE 833 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; THE OTHER GRANTEE, WALTER E. SMITH, HAVING DIED ON OR ABOUT SEPTEMBER 22, 1987.

PROPERTY IS SOLD AS IS AND THE HEREINABOVE NAMED GRANTORS DO NOT WARRANT OR GUARANTEE THE CONDITION OF THE PROPERTY OR ANY IMPROVEMENTS THEREON. THE HEREINABOVE NAMED GRANTEES HAVE MADE AN INSPECTION OF THE PROPERTY AND HEREBY ACCEPT PROPERTY IN ITS AS IS CONDITION.

\$12,500.00 of the hereinabove consideration was paid from a purchase money mortgage held by the grantors of even date and filed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees as joint tenants 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 or reversion.

01/20/1995-01655
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

Inst # 1995-01655

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 hereunto set our hands and seals this 18TH day of JANUARY, 1995.

WITNESS:

A. G. Baxner

Margaret M. Smith Stokes
MARGARET M. SMITH STOKES

A. G. Baxner

C. Wayne Stokes
C. WAYNE STOKES

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county, in said state, hereby certify that MARGARET M. SMITH STOKES AND HUSBAND, C. WAYNE STOKES, 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 18TH day of JANUARY, 1995.

Alaine A. Baxner
NOTARY PUBLIC

My Commission Expires: 10/31/95

Inst # 1995-01655

01/20/1995-01655
09:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00