

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

143 Main, P.O. Box 92K 119 205/665-5102

Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: D. Charles Bates and

(Name) Lorene Bates

(Address) 3436 Stralway Dr.

Hoover AL 35226

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

**STATE OF ALABAMA**

SHELBY

COUNTY

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of FIFTY THOUSAND and 00/100-----(\$50,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William R. Peete, H. Kay Ostrom, Benjamin B. Peete, Lola Peete Kline and Tommie Peete Langston, (All Grantees are married), (herein referred to as grantors) do grant, bargain, sell and convey unto

D. Charles Bates and wife, Lorene Bates (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:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HERewith,  
AS THOUGH FULLY SET OUT HEREIN.

Inst # 1995-09455

04/12/1995-09455  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 26.50

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, we have hereunto set our hand(s) and seal(s), this 11<sup>th</sup> day of April, 1995.

WITNESS

William R. Peete (Seal)  
William R. Peete

H. Kay Ostrom (Seal)  
H. Kay Ostrom

Benjamin B. Peete (Seal)  
Benjamin B. Peete

Lola Peete Kline (Seal)  
Lola Peete Kline

Tommie Peete Langston (Seal)  
Tommie Peete Langston

**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 Benjamin B. Peete and Tommie Peete Langston 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 11<sup>th</sup> day of April, A.D., 1995

My Commission Expires: 9/97

M A Spears  
Notary Public

A parcel of land in the NE 1/4 of SW 1/4 of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the southwest corner of Section 4, Township 22 South, Range 3 West, Shelby County, Alabama and run thence North 2 deg. 18 min. 06 sec. West along the West line of said Section 4 a distance of 1,782.57 feet to a point; thence run North 89 deg. 48 min. 00 sec. East a distance of 2,109.84 feet to a steel pin at a fence line and the point of beginning of the property being described, thence continue along last described course a distance of 423.61 feet to a steel pipe corner found on the west right of way line of Shelby County Road No. 15 thence run North 7 deg. 38 min. 39 sec. West along the said right of way line a distance of 839.56 feet to a steel pin set at the intersection of Shelby County Roads Number 15 and 22, thence run North 88 deg. 55 min. 10 sec. West along the South right of way line of Shelby County Road No. 22 a distance of 330.10 feet to a steel pin corner; thence run South 1 deg. 14 min. 07 sec. East along an existing barber wire fence a distance of 840.00 feet to the point of beginning; being situated in Shelby County, Alabama.

GRADY PEETE, THE HOLDER OF A LIFE ESTATE, IN AND TO SUBJECT PROPERTY, DIED ON OR ABOUT FEBRUARY 27, 1995. REFERENCE DEED RECORDED IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA AT REAL BOOK 211, PAGE 57.

**SUBJECT TO:**

Property taxes for 1995 and subsequent years.

Mineral and mining rights are not insured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 87 page 271 and Deed 129 page 335 in Probate Office.

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HEREMITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$40,000.00.**

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF ANY OF THE ABOVE DESIGNATED MARRIED GRANTORS, NOR THAT OF THEIR SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

Dated: Apr. 11, 1995

William R. Peete  
William R. Peete

Lola Peete Kline  
Lola Peete Kline

H. Kay Ostrom  
H. Kay Ostrom

Tommie Peete Langston  
Tommie Peete Langston

Benjamin B. Peete  
Benjamin B. Peete

STATE OF ALABAMA )  
COUNTY OF BALDWIN )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **LOLA PEETE KLINE**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 31 day of **March**, 1995.

Lurana A. Tidwell  
Notary Public  
My Commission Expires: 4/22/96

STATE OF FLORIDA )  
COUNTY OF LEE )

GENERAL ACKNOWLEDGMENT

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **WILLIAM R. PEETE**, 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 21 day of **March**, 1995.



**RUSSELL J. REED**  
MY COMMISSION # 00183018 EXPIRES  
December 15, 1995  
BONDED THRU TROY FAIN INSURANCE, INC.

Russell J. Reed  
Notary Public  
My Commission Expires: 12-15-95

STATE OF MICHIGAN )  
COUNTY OF MUSKEGON )

GENERAL ACKNOWLEDGMENT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **H. KAY OSTROM**, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 27<sup>th</sup> day of **March**, 1995.

Candace M. Hollister  
Notary Public  
My Commission Expires: April 2, 1995  
**CANDACE M. HOLLISTER**  
Notary Public, Ottawa County, Michigan  
Acting in Muskegon County  
My Commission Expires April 2, 1995

Inst # 1995-09455

04/12/1995-09455  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 26.50

Inst # 1995-09455