

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: Avery L. Hurt and
(Name) Kathryn D. Hurt

(Address)

455 16th Street
Calera AL 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$68,355.00)

That in consideration of Sixty Eight Thousand Three Hundred Fifty Five & 00/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ann Parmer Crouse Pilkington, a married woman, formerly known as Ann Parmer Crouse (herein referred to as grantors) do grant, bargain, sell and convey unto Avery L. Hurt and wife, Kathryn D. Hurt

(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:

Lots 13 and 14, in Block 78, according to Dunstan's Survey of the Town of Calera, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Property taxes for 1995 and subsequent years.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Instrument #1992-10094.

Restrictions appearing of record in Volume 217, Page 360 and Volume 221, Page 872.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF GRANTOR, NOR THAT OF HER SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

ANN PARMER CROUSE PILKINGTON IS ONE AND THE SAME PERSON FORMERLY KNOWN AS ANN PARMER CROUSE.

Inst # 1995-16232

06/21/1995-16232
12:59 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 77.00

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 15th day of June, 1995.

WITNESS

(Seal)

Ann Parmer Crouse Pilkington
Ann Parmer Crouse Pilkington (Seal)

(Seal)

(Seal)

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 Ann Parmer Crouse Pilkington 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 15th day of June A.D., 1995

My Commission Expires: 9/98

Notary Public