

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

**JAMES R. MONCUS, JR.**  
**ATTORNEY AT LAW**  
**1318 ALFORD AVENUE SUITE 102**  
**BIRMINGHAM AL 35226**

John Rowe Farr  
 313 Mardis Lane  
 Alabaster, Alabama 35007

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

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Eighty-Two Thousand Nine Hundred and No/100 (\$82,900.00) Dollars consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

**D. CRAIG BONNELL AND WIFE, RITA E. BONNELL**

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

**JOHN ROWE FARR,**  
**WILLIAM ROWE FARR AND CLARA CHARLENE FARR**

(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:

**Lot 13, Block 5, according to the Survey of Green Valley 2nd Sector, as recorded in Map Book 6, Page 21, in the Probate Office of Shelby County, Alabama.**

**Mineral and mining rights excepted.**

Subject to all easements, restrictions, and rights-of-way of record.

\$66,300.00 of the above mentioned consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, the same unto the 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 said grantee, 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 stated 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 said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

Inst # 1995-18209

07/11/1995-18209  
 03:02 PM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 002 MEL 29.00

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this  
28th day of June, 1995.

  
D. CRAIG BONNELL

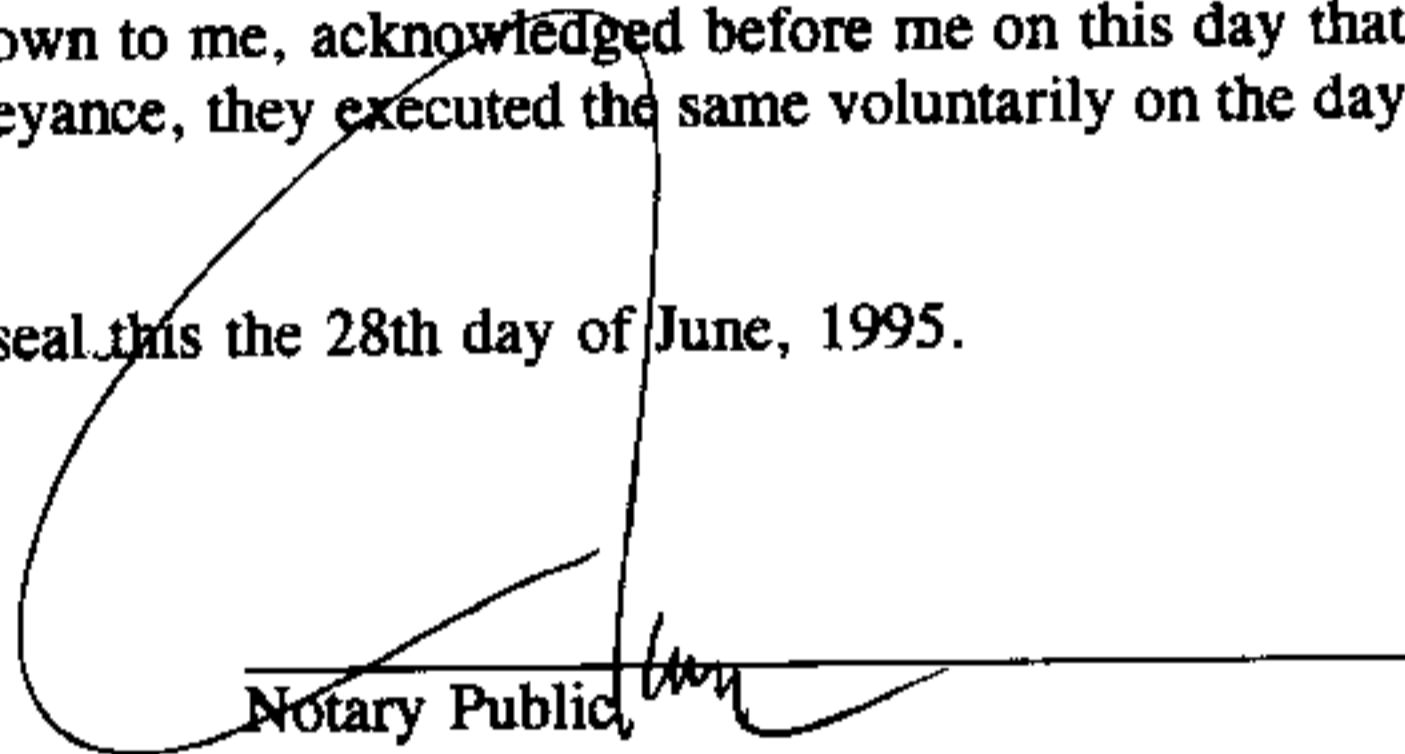
  
RITA E. BONNELL

STATE OF ALABAMA    )

JEFFERSON COUNTY    )

I, the undersigned, a Notary Public in and for said County, in said State hereby certify  
that **D. CRAIG BONNELL, AND WIFE, RITA E. BONNELL**, 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 seal this the 28th day of June, 1995.

  
Notary Public

MY COMMISSION EXPIRES: 2/23/96

Inst # 1995-18209

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03:02 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 29.00