

This instrument was prepared by

Mitchell A. Spears

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Betty K. Siener

(Name)

(Address) 125 Old Spanish Trail

Montevallo, AL 35115

MINIMUM VALUE: \$1,000.00

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar, (\$1.00) and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or Betty K. Siener, an unmarried woman

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

Peggy S. Seale, William W. Siener, Jr., and Barbara Siener Posey, as tenants in common

(herein referred to as grantee, whether one or more), the following described real estate, situated in

SHELBY County, Alabama, to-wit:

Lot 13, in Block 1, according to the map and survey of Mission Hills, First Sector, as recorded in Map Book 6, Page 47, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

Easements, rights of way, restrictions, or limitations of record, if any.

GRANTOR SPECIFICALLY RESERVES A LIFE ESTATE IN HERSELF, FOR AND DURING THE TERM OF HER OWN LIFE.

GRANTOR IS THE SURVIVING GRANTEE REGARDING THAT CERTAIN DEED HERETOFORE RECORDED AT BOOK 310, PAGE 341 IN THE OFFICE OF THE PROBATE JUDGE, SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, WILLIAM W. SIENER, HAVING DECEASED ON NOVEMBER 13, 1995.

Inst # 1996-03479

02/01/1996-03479
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DO1 MCO 10.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 26th day of December, 19 95

Betty K. Siener (Seal)
Betty K. Siener (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

County

General Acknowledgment

I, the undersigned authority in said State, hereby certify that Betty K. Siener

a Notary Public in and for said County.

whose name(s) 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 26th day of December 19 95

5-17-99

My Commission Expires:

Lyn Michele L. Lamps
Notary Public

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