

This instrument was prepared by  
**Mitchell A. Spears**  
ATTORNEY AT LAW  
P.O. Box 119 205/665-5102  
Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Betty K. Siener  
(Name) \_\_\_\_\_  
(Address) 125 Old Spanish Trail  
Montevallo, AL 35115  
MINIMUM VALUE: \$1,000.00

Inst # 1996-03480

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 we,  
Betty K. Siener, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
William W. Siener, Jr., an undivided one-half interest; and Peggy S. Seale and Barbara  
Siener Posey an undivided one-half interest, 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:

Tract of land in the N 1/2 of NW 1/4 Section 12, Township 21, Range 3  
West described as follows: Commence at the northwest corner of said  
Section 12, thence run east along the north line of said Section 805.70  
feet, more or less, to the west right of way line of Old U.S. Highway  
31; thence run south along said west right of way line a distance of 675  
feet to the point of beginning; thence continue along said right of way  
line a distance of 465 feet to a point; said point being the northeast  
corner of N.L. Williams lot; thence run in a southwesterly direction  
along said N.L. Williams lot a distance of 420 feet to the east right  
of way 275 feet to a point; said point being the southwest corner of  
Frank Alexander's lot; thence in a northeasterly direction along the south  
line of said Alexander lot a distance of 220 feet to the point of beginning.

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 308, PAGE 258 IN THE OFFICE OF THE PROBATE JUDGE,  
SHELBY COUNTY, ALABAMA, THE OTHER GRANTEE, WILLIAM W. SIENER, HAVING  
DECEASED ON NOVEMBER 13, 1995.

02/01/1996-03480  
03:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 10.30

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 21<sup>st</sup>  
day of December, 19 95

\_\_\_\_\_  
(Seal) Betty K. Siener (Seal)  
\_\_\_\_\_  
(Seal) Betty K. Siener (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 Betty K. Siener

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 20<sup>th</sup> day of December 19 95  
5-17-99 My Commission Expires: L. Michele D. Damp Notary Public