

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: Alex Lilly and Sybil Lilly

(Name)

(Address) P.O. Box 581
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

THIRTY THOUSAND and 00/100, (\$30,000.00)----- DOLLARS

That in consideration of _____ to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Lester Cathey and wife, Ruether C. Cathey
(herein referred to as grantors) do grant, bargain, sell and convey unto
Alex Lilly and wife, Sybil Lilly

(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 17, according to the Survey of Ripple Creek Estates, Phase 2, First Addition, as recorded in Map Book 14 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

One Year right of redemption pertaining to Foreclosure Deed dated February 9, 1996 and recorded on February 15, 1996 at Instrument #1996-04846, in the Office of the Probate Judge.

Restrictions, reservations, easements and covenants of record.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES ON EVEN DATE HERewith, IN FAVOR OF GRANTORS HEREIN, IN THE SUM OF \$30,000.00.

Inst # 1996-06549

02/29/1996-06549
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

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 26th day of February, 19 96

WITNESS

(Seal)

(Seal)

(Seal)

Lester Cathey
Lester J. Cathey Jr. (Seal)
Ruether C. Cathey (Seal)
Ruether C. Cathey (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 Lester Cathey and wife, Ruether C. Cathey
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 26th day of February A.D. 19 96

My Commission Expires 9/97

Notary Public

Inst # 1996-06549