

This instrument was prepared by

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ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: James S. Dawson and
(Name) Susan J. Dawson

(Address) 747 Main Street

Montevallo AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY FIVE THOUSAND and 00/100-----(\$75,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARY JEAN KENNERLY DENNIS, a married woman; MARGARET DWIGHT KENNERLY, an unmarried woman; and JULIA KENNERLY MENDONCA, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

James S. Dawson and wife, Susan J. Dawson

(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:

The following described real estate situated in Shelby County, Alabama, to-wit: All of Lot No. 25 in the Town of Montevallo, according to the original plan of said town as recorded in the Office of the Probate Judge of Shelby County, Alabama, particularly described as follows to wit: Beginning at the easternmost corner of said Lot No. 25, running thence northwesterly along the Southwest margin of Vine Street a distance of 200 feet; thence perpendicular to said Vine Street, a distance of 77 feet, more or less to the "Kroell Lot"; thence southeasterly along the line of said "Kroell Lot", and parallel with Vine Street 200 feet to the margin of Broad Street, and thence northeasterly along the margin of Broad Street, to the point of beginning, a distance of 77 feet, more or less.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HERewith, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$60,000.00.

THE ABOVE DESCRIBED REAL ESTATE DOES NOT CONSTITUTE THE HOMESTEAD OF THE MARRIED GRANTORS, NOR THAT OF THEIR RESPECTIVE SPOUSES, NEITHER IS IT CONTIGUOUS THERETO.

03/20/1996-08978
10:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 24.50

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 14th day of MARCH, 19 96.

WITNESS

(Seal)

(Seal)

(Seal)

Mary Jean Kennerly Dennis (Seal)
MARY JEAN KENNERLY DENNIS

Margaret Dwight Kennerly (Seal)
MARGARET DWIGHT KENNERLY

Julia Kennerly Mendonca (Seal)
JULIA KENNERLY MENDONCA

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 Mary Jean Kennerly Dennis, Margaret Dwight Kennerly and Julia Kennerly Mendonca whose name s 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 14th day of MARCH A.D., 19 96

My Commission Expires 9/97

Mitchell A. Spears
Notary Public

Inst # 1996-08978