

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

8,850

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary Carr Arnold, an unmarried woman, and Carole Edwards, an unmarried woman, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Mary Carr Arnold and Robert C. Arnold (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, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Inst # 1996-11723

Lot 6, according to the survey of Monte Verde as recorded in Map Book 6, Page 66, in The Probate Office of Shelby County, Alabama.

Restrictions as recorded in Misc. Vol. 20, Page 432.

Right of way to Ala. Power Co. as recorded in Deed Book 218, Page 171.

35 ft. building line as shown on recorded plat.

A 15 ft. easement across rear of subject property as shown by recorded plat.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

04/10/1996-11723
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

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 of such survivor forever, together with every contingent remainder and right of reversion.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 9th day of April, 1996.

Mary Carr Arnold
MARY CARR ARNOLD
Carole Edwards
CAROLE EDWARDS

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04/10/1996-11723
01:45 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 20.00

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Mary Carr Arnold, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 1996.

John Powers
Notary Public
My Commission Expires: 8-14-99

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Carol Edwards, whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 1996.

John Powers
Notary Public
My Commission Expires: 8-14-99

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

Send Tax Notice To:
Mary Carr Arnold
4651 County Road 29
Thorsby, AL 35171