

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: Robert M. Rutz and
(Name) Dianne L. Rutz

(Address) 1100 Hwy 89
Montevallo AL 35115

Inst # 1996-13488

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FOUR THOUSAND and 00/100-----(\$34,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Jackie Lucas and wife, Debbie Lucas

(herein referred to as grantors) do grant, bargain, sell and convey unto

Robert M. Rutz and wife, Dianne L. Rutz

(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:

A lot or parcel of land situated in the Northwest Quarter of the Northeast Quarter of Section 5, Township 22 South, Range 3 West, more particularly described as follows: Begin at the Northwest corner of the Will Holsonback lot; thence West for 90.00 feet; thence South for 105.00 feet; thence East for 90.00 feet; thence North for 105.00 feet to the point of beginning. According to survey of W. M. Varnon, RLS #9324, dated November 13, 1978. Situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not insured.

Title to minerals underlying caption lands with mining rights and privilege belonging thereto.

Transmission line permits to Alabama Power Company as recorded in Deed Book 133, Page 529, in Probate Office.

The property lying between the West line of caption lands and the fence West thereof as shown on survey of W. M. Varnon, RLS #9324, dated November 13, 1978 is not insured herein.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$27,200.00.

04/25/1996-13488
12:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 15.50

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 19th day of APRIL 19 96

WITNESS

(Seal)

(Seal)

(Seal)

Jackie Lucas
JACKIE LUCAS (Seal)

Debbie Lucas
DEBBIE LUCAS (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 Jackie Lucas and wife, Debbie Lucas

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 19th day of APRIL A.D. 19 96

My Commission Expires 9/97

Notary Public