

THIS INSTRUMENT WAS PREPARED BY

Richard C. Shuleva, Attorney
P.O. Box 607
Pelham, Alabama 35124

SEND TAX NOTICE TO

James & Susan Maddox
1380 Highland Street
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Nine Thousand Dollars (\$49,000.00) and other good and valuable consideration, to the undersigned grantor, in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Richard L. Massie, a married man, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto, James E. Maddox and wife, Susan Maddox, (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, any and all interest I may own in a parcel of land situated in Shelby County, Alabama, described as follows:

Commence at the intersection of the SW line or margin of Middle Street with the NW line or margin of Main or Broad Street in Montevallo, Alabama and run thence in a northwesterly direction along the SW margin or line of said Middle Street 74 feet and 6 inches for a point of beginning of the lot herein conveyed; thence continue in a northwesterly direction along the SW line or margin of Middle Street 25 feet and 4 inches; thence in a southwesterly direction and parallel with Main Street 46 1/2 feet; thence in southeasterly direction parallel with Middle Street 25 feet and 4 inches; thence in a northeasterly direction parallel with Main Street 46 1/2 feet to the point of beginning; situated in Shelby County, Alabama.

This property does not constitute the homestead of the grantor herein. The grantor herein owns other real property which does constitute homestead.

The legal description set out herein was furnished to preparer by the grantor herein without the benefit of survey or title search.

The above-recited purchase price was paid from mortgage loans closed simultaneously herewith.

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, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators, covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seal this 10th day of May, 1996.


Richard L. Massie

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Richard L. Massie, a married man, whose name 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 10th day of May, 1996.
My Commission Expires April 6, 1998

My Commission Expires

C:\OFFICE\WPWIN\WPDOC\BMA00-J.DED


Notary Public

05/17/1996-16130
12:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 103 9.50

1996-16130 Inst *