

134,000

WARRANTY DEED--JOINT TENANCY

This instrument was prepared by
Steven R. Sears, attorney
655 Main Street, BX Four
Montevallo, AL 35115+0004
telephone: 665-1211
without benefit of title evidence.

Please send tax notice to:

Steven R Sears
BX 4
Montevallo, AL 35115

State of Alabama)
County of Shelby)

05/24/1996-17012
03:26 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 145.00

Know all men by these presents, that in consideration of one hundred thirty-four thousand dollars and other good and valuable consideration, to the undersigned grantors in hand paid by the grantees herein, the receipt whereof is acknowledged, I, John H Wilson, Jr, of 170 Crestview Drive, Montevallo, AL 35115, do grant, bargain, sell, and convey unto Steven R Sears and wife Alma P Sears, of BX 4, Montevallo, AL 35115 (herein referred to as grantees) for and during their joint lives and upon the death of any 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:

170 Crestview Drive, Montevallo, AL 35115 more particularly described as: Lots 20, 21, and 22 of Block 6 of Arden Subdivision, as surveyed by I S Gillespie, LS 876, on 02 September 1949, approved by the Montevallo Planning Board, and recorded in the Shelby County Probate Office at Map Book 3, page 64.

Subject to: 1) a transmission line permit to Alabama Power Company and Southern Bell Telephone Company, recorded in deed book 165, page 580 of the Shelby County Probate records; 2) A sanitary sewer easement to the City of Montevallo, recorded in deed book 219, page 497 in the Shelby County Probate records; 3) Enforceable restrictions, if any, recorded at deed book 139, page 269 in the Shelby County Probate records.

Source of title: A warranty deed from J A Brown and wife Mary Lee Brown to John H Wilson, Jr and wife Frances N Wilson, jointly with right of

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survivorship, executed May 8, 1973 and recorded May 10, 1973 at deed book 280, page 224 in the Shelby County Probate records. John H Wilson Jr, is the surviving grantee of that deed; the other grantee, Frances N Wilson, died on 22 March 1996 without previously altering her said joint tenancy.

The conveyed property forms the homestead of the grantor herein. The grantor will establish a new homestead with the proceeds of the conveyance.

To have and to hold to the said grantees for and during their joint lives and upon the death of any 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.

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 said grantees, their heirs and assigns forever, against the lawful claims of all persons.

In witness whereof, I have set my hand and seal, this 17 May 1996.

Witness:

Edna Faye Peck

John H. Wilson Jr. (Seal)
John H Wilson

I, the undersigned notary public for the State of Alabama at Large, hereby certify that John H Wilson, whose name is signed to the foregoing conveyance, and who are (made) 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 17 May 1996.

Edna Faye Peck
Notary public

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MY COMMISSION EXPIRES OCTOBER 13, 1999

05/24/1996-17012
03:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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