

This instrument was prepared by:

(Name) Joseph E. Walden

(Address) P.O. Box 1610

Alabaster, AL 35007

Send Tax Notice to:

(Name) Rodrick P. White, Jr.

(Address) 20 Monte Verde Drive

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-Four Thousand Five Hundred and No/100 (\$74,500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Betty H. Peters, a married woman,

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

Rodrick P. White, Jr. and wife, Jennifer E. White

(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:

Lot 20, according to the survey of Monte Verde as recorded in Map Book 6, Page 66, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, mortgages of record, rights of way, set-back lines limitations, if any of record.

Said property does not constitute the homestead of any married grantor herein.

\$74,500.00 of the herein recited purchase price is in the form of Purchase Money Mortgage of even date in the sum of \$74,642.00.

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.

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 is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 6th day of June, 19 96.

WITNESS

(Seal)

Betty H. Peters

(Seal)

Inst # 1996-19337
(Seal)

(Seal)

06/14/1996-19337
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 8.50

STATE OF ALABAMA

SHELBY COUNTY

I, Cindy Rayfield, a Notary Public in and for said County, in said State, hereby certify that Betty H. Peters 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 19 96.

May 11, 1999

My Commission Expires:

Cindy Rayfield
Notary Public