

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: Robert E. Butterworth and
(Name) Carole M. Butterworth

(Address) 609 Main Street
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 **THIRTY THOUSAND** and **00/100**-----(\$30,000.00)-----**DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

DERRELL HOLMES and wife, **VICTORIA HOLMES**

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

ROBERT E. BUTTERWORTH and wife, **CAROLE M. BUTTERWORTH**

(herein referred to as GRANTEEES 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 parcel of land in the NW 1/4 of the NE 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, described as follows:

Commence at the NE corner of Section 7, Township 22 South, Range 2 West, and run South along the East line of said Section, 1321.96 feet; thence turn 91 deg. 38 min. 30 sec. right and run 2040.58 feet to the point of beginning; thence continue along last described course 279.27 feet; thence turn 54 deg. 42 min. 37 sec. right and run 388.94 feet to the Southeast right of way line of Shelby County Highway No. 12; thence turn 90 deg. 53 min. 05 sec. right and run along said right of way 236.42 feet; thence turn 90 deg. right and run 546.69 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Property taxes for 1996 and subsequent years.

Mineral and mining rights are not ensured.

Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 126 page 165 and Deed Book 213 page 421 in Probate Office.

Right(s)-of-Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 200 page 481 in Probate Office.

Easement(s) to Town of Calera as shown by instrument recorded in Deed Book 186 page 24 in Probate Office.

PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEEES HEREIN, ON EVEN DATE HEREWITH, IN FAVOR OF MERCHANTS & PLANTERS BANK, IN THE SUM OF \$24,000.00.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 2nd day of August, 19 96.

WITNESS

(Seal)

Derrell Holmes
DERRELL HOLMES

(Seal)

(Seal)

Victoria Holmes
VICTORIA HOLMES

(Seal)

(Seal) 08/12/1996-26014
10:26 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 MCD 14.50

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 DERRELL HOLMES and wife, VICTORIA HOLMES, 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 2nd day of August, A.D. 1996.

9/97

My Commission Expires

Notary Public

410961996-26014
Inst