

This instrument was prepared by

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205/665-5102

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Send Tax Notice to: **JAMES A. KROMER and**
(Name) **MARY ANN KROMER**(Address) **92 PHILLIPS ROAD**
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 FOUR THOUSAND and 00/100-----(\$4,000.00)----- DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JUDY LUTZ and husband CHARLIE LUTZ

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

JAMES R. KROMER and wife, MARY ANN KROMER(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:Commence at a point 70 yards North of the Southwest corner of the NE 1/4
of the SE 1/4 of Section 30, Township 21 South, Range 4 West, and run
East 330 feet; then run North 210 feet to the point of beginning; then
continue North 240 feet; then run West 217.5 feet; then run South 240
feet; then run East 217.5 feet to the point of beginning.SUBJECT TO: PROPERTY TAXES FOR 1996 and SUBSEQUENT YEARS.
MINERAL AND MINING RIGHTS ARE NOT INSURED.

1996-39412

12/02/1996-39412
09:25 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCJ 12.50TO 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 21st
day of NOVEMBER, 19 96

WITNESS

(Seal)

Judy Lutz
JUDY LUTZ

(Seal)

(Seal)

CHARLIE LUTZ

(Seal)

(Seal)

Charlie Lutz

(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 JUDY LUTZ and CHARLIE LUTZwhose names 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 21st day of NOVEMBER A.D. 1996My Commission Expires 9/97

Notary Public