

This instrument was prepared by

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Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to:

(Name)

(Address)

MARVIN E. HALL and

MARY E. HALL

MARVIN E. HALL

P.O. Box 419

MONTVALLO, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

(\$131,760.00)

That in consideration of ONE HUNDRED THIRTY-ONE THOUSAND SEVEN HUNDRED SIXTY & 00/100-DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

ROBERT L. SPIVERY and wife, MARCIA K. SPIVERY

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

MARVIN E. HALL and wife, MARY E. HALL

(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:

Lots 1, 2 and 3, according to the Survey of Indian Cove, as recorded in Map Book 21, Page 138, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Restrictions, easements and building line as shown on recorded map.

Less and except any part of subject property lying within Shoal Creek.

Riparian rights associated with Shoal Creek under applicable State and/or Federal law.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.

Restrictions and covenants appearing of record in Inst. #1994-30920 and Inst. #1996-35585.

Property taxes for 1997 and subsequent years.

Inst # 1997-12274

04/21/1997-12274
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
BOB HED 148.30

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.

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 16th day of April, 19 97.

WITNESS

(Seal)

(Seal)

(Seal)

Robert L. Spivery

Marcia K. Spivery

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Robert L. Spivery and wife, Marcia K. Spivery 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 16th day of April, A.D. 19 97

My Commission Expires

Notary Public