

This instrument was prepared by

**Mitchell A. Spears**

ATTORNEY AT LAW

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

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Send Tax Notice to: **JOHN BARTLETT KINGSLEY, SR.**

(Name) and **STEPHANIE JOAN KINGSLEY**

(Address) **325 CRESTVIEW 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 ONE HUNDRED THIRTY THOUSAND and 00/100----- (\$130,000.00)----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **ESTATE OF RUTH LEE BROADHEAD, PROBATE CASE NO. 37-183, SHELBY COUNTY, ALABAMA, BY AND THROUGH ITS PERSONAL REPRESENTATIVES, HOWARD KENDIG BROADHEAD AND VIOLET RUTH BROADHEAD WILSON** (herein referred to as grantors) do grant, bargain, sell and convey unto

**JOHN BARTLETT KINGSLEY, SR. and STEPHANIE JOAN KINGSLEY**

(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:

The southwest one-half of Lot 19 and all of Lot 20, in Block 5, according to the map and plat of Arden Subdivision, as recorded in Map Book 3, Page 64, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

- Taxes for 1999 and subsequent years. 1999 ad valorem taxes are a lien but not due and payable until October 1, 1999.
- Any loss, claim, damage, or expense including additional tax due, if any, arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
- Claims against the Estate of Ruth Lee Broadhead, Probate Case No. 37-183, Shelby County, Alabama.
- Set back lines and easements as shown on recorded map of said subdivision.
- Restrictive covenants and conditions recorded in Deed Book 139, Page 269 in Probate Office.
- Transmission line permit to Alabama Power Company recorded in Deed Book 198, Page 496 in Probate Office and Deed Book 165, Page 480.
- Easement for sanitary sewer line to City of Montevallo recorded in Deed Book 219, Page 507.

**SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HERewith IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY AND/OR ITS RESPECTIVE SUCCESSORS AND ASSIGNS AS THEIR INTEREST MAY APPEAR IN THE SUM OF \$ 133,000.00.**

**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 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 13th day of JANUARY, 19 99

WITNESS

**ESTATE OF RUTH LEE BROADHEAD, PROBATE CASE NO. 37-183 Shelby Co. AL**

(Seal)

Howard Kendig Broadhead  
By: **Howard Kendig Broadhead**  
Its: **Personal Representative**

(Seal)

(Seal)

Violet Ruth Broadhead Wilson  
By: **Violet Ruth Broadhead Wilson**  
Its: **Personal Representative**

(Seal)

(Seal)

**STATE OF ALABAMA**

**COUNTY**

**General Acknowledgment**

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,

hereby certify that

whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me

on this day, that being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily on the \_\_\_\_\_ day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 19 \_\_\_\_\_

STATE OF ALABAMA  
COUNTY OF SHELBY

)  
) ACKNOWLEDGMENT IN  
REPRESENTATIVE CAPACITY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Howard Kendig Broadhead and Violet Ruth Broadhead Wilson whose names as Personal Representatives of the Estate of Ruth Lee Broadhead 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, in their capacity as such Personal Representatives, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of January, 1999.

  
\_\_\_\_\_  
Notary Public

My commission expires: 9/13/2001

Index # 1999-02183  
01/13/1999-02183  
08:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CRH 12.00