

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:

(Name) Vergil Jarvis and Sudie E. Jarvis(Address) 594 Highway 22Montevallo, AL 35115

MINIMUM VALUE: *** \$1,000.00 ***

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 DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION--- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Vergil Jarvis and wife, Sudie E. Jarvis

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

Carolyn Faye Brantley, Herbert Lee Jarvis, and LaVaughn Jarvis

(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:

A parcel of real estate located in the SE 1/4 of the NW 1/4, Section 1, Township 22, Range 4, lying South of the Dogwood Public Road, hereinafter described as follows:
From the NW corner of the real estate vested in Vergil Jarvis and wife, Sudie E. Jarvis, at the juncture of where same connects to the South right of way line of Highway 22, as the point of beginning, proceed in a Southerly direction for a distance of 320 feet, more or less, to a point; thence turn left and proceed in an Easterly direction along the South line of said property for a distance of 192 feet, more or less; thence turn left and proceed in a Northerly direction for a distance of 320 feet, more or less to the South right of way line of Highway 22, thence turn left and proceed along the Southerly right of way line of County Highway 22 back to the point of beginning.

- The purpose of this deed is to convey any and all real estate which Grantors own within the above designated Section, Township and Range, to the Grantees.
- This conveyance shall be subject to a life estate, reserved and maintained by the Grantors, Vergil Jarvis and wife, Sudie E. Jarvis, for and during their joint lives, and for and during the life of the survivor of them, individually.

GRANTOR PROVIDED DRAFTING ATTORNEY WITH THE LEGAL DESCRIPTION TO THE ABOVE DESIGNATED PROPERTY, UPON DRAFTING OF SAID DOCUMENT.

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 9th day of March, 19 99

WITNESS

(Seal)_____
(Seal)_____
(Seal)

Vergil Jarvis
VERGIL JARVIS (Seal)

Sudie E. Jarvis
SUDIE E. JARVIS (Seal)

(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 Vergil Jarvis and wife, Sudie E. Jarvis

whose 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 9th day of March, AD 19 99

My Commission Expires 9/3002

Notary Public

Inst # 1999-10295

03/11/1999-10295
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JMS 3:00 PM