

This instrument was prepared by

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Send Tax Notice to: **A. W. Clark and Janice Clark**  
(Name)

(Address) **245 So River Dr**  
**Shelby, AL 35145**

Inst • 1999-33203

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

**STATE OF ALABAMA**  
**SHELBY**

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **EIGHTY FIVE THOUSAND and 00/100----- (\$85,000.00)-----** DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we **JAMES TROTTER and wife, BONNIE TROTTER** (herein referred to as grantors) do grant, bargain, sell and convey unto

**A. W. CLARK and JANICE CLARK**

(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:

Begin at the Southeast corner of Section 33, Township 21 South, Range 2 West; thence Northerly along the East boundary of said Section for 774.20 feet; thence left 90 degrees 50 minutes in a Westerly direction 731.99 feet to the point of beginning; thence continue Westerly along same course 565.50 feet; thence Northerly for 527.90 feet, more or less, to a point on the South right of way boundary of Alabama Highway 70; thence Easterly and Southeasterly along said South boundary 570.00 feet; thence Southerly 458.00 feet, more or less, to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT that portion of caption lands sold to the State of Alabama by instrument recorded in Real Record 090, Page 64, in Probate Office.

**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.
- Transmission line permits to Alabama Power Company as recorded in Deed Book 130, Page 154, in Probate Office.
- Right of way to Shelby County as recorded in Deed Book 239, Page 812; and Deed Book 242, page 313, in Probate Office.

**SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN IN THE SUM OF \$80,000.00 IN FAVOR OF CENTRAL STATE BANK.**

**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 5th day of AUGUST, 19 99

**WITNESS**

\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)  
\_\_\_\_\_  
(Seal)

James Trotter (Seal)  
**JAMES TROTTER**  
Bonnie Trotter (Seal)  
**BONNIE TROTTER** (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 James Trotter and wife, Bonnie Trotter 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 5th day of August, A.D. 1999

9/13/2001  
My Commission Expires

[Signature]  
Notary Public

Inst • 1999-33203

08/09/1999-33203  
09:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

10:50

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