

This instrument was prepared by

Mitchell A. Spears

Attorney at Law

P.O. Box 119

Montevallo, AL 35115-0091

205/665-5102

205/665-5076

Send Tax Notice to: Ben W. McCrory and

(Name) Gloria B. McCrory

(Address) P.O. Box 43

Montevallo, AL 35115

**Warranty Deed, Jointly For Life With Remainder To S**



20031118000759460 Pg 1/2 15.00  
Shelby Cnty Judge of Probate, AL  
11/18/2003 13:49:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **NINETY FIVE THOUSAND FIVE HUNDRED DOLLARS AND 00/100** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

**LAWRENCE E. BEAUMONT and wife, NORMA W. BEAUMONT**

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

**BEN W. MCCRORY and wife, GLORIA B. MCCRORY**

(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 land in the SE ¼ of the NW ¼ of Section 21, Township 22 South, Range 3 West, Shelby County, Alabama, described as follows:**

**Begin at a point where the westerly margin of the right of way of Highway No. 119 intersects the southerly margin of Nabors Street in the Town of Montevallo, Alabama, and run thence westerly along the southerly margin of said Nabors Street a distance of 251.91 feet to a steel pin and the point of beginning of the property being described; thence continue along last described course a distance of 80.75 feet to an existing steel pin and the Northeast property line of David, Grace and Kevin McGowan as obtained in Real Book 18, Page 385; thence turn 90 degrees 46 minutes 33 seconds left and run southeasterly along said McGowan property for a distance of 149.75 feet to an existing steel pin corner; thence turn 89 degrees 10 minutes 26 seconds left and run northeasterly a distance of 80.11 feet to an existing steel pin corner; thence turn 90 degrees 35 minutes 14 seconds left and run northwesterly a distance of 149.82 feet as measured to the point of beginning; being situated in Shelby County, Alabama.**

**SUBJECT TO:**

- **Taxes for the year 2004, and subsequent years, not yet due and payable. Parcel ID #58-27-5-21-2-001-062.**
- **Any prior reservation or conveyance of minerals of every kind and character, including, but not limited to, oil, gas, sand, and gravel in, on, and under subject property.**
- **Easements and rights-of-way of record, affecting insured premises.**
- **Easement(s) to City of Montevallo recorded in Deed Book 219 at Page 449.**
- **Title to that portion of insured premises within the right-of-way of Highway No. 119.**
- **Subject to matters shown on recorded map or plat in Real Book 18 at Page 385 including easements, restrictions, rights-of-way, building set back lines located on insured premises.**

**PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES IN CONJUNCTION WITH THIS CONVEYANCE, TO THE PEOPLES BANK AND TRUST COMPANY, IN THE SUM OF \$95,500.00.**

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 11<sup>th</sup> day of November, 2003.

Lawrence E. Beaumont  
LAWRENCE E. BEAUMONT

Norma W. Beaumont  
NORMA W. BEAUMONT

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Shelby Cnty Judge of Probate, AL  
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STATE OF COLORADO )  
COUNTY OF Adams )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **Lawrence E. Beaumont and Norma W. Beaumont**, 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 11<sup>th</sup> day of November, 2003.

Eddie Espinoza  
Notary Public  
My commission expires: 2/28/06