

2018-03

THIS INSTRUMENT PREPARED BY:
WEATHINGTON & MOORE, P.C.
P. O. BOX 310
Moody, AL 35004

Send Tax Notice To:
Don R. Montgomery
692 Wynlake Cove
Montevallo, AL 35115


20040128000046930 Pg 1/2 46.50
Shelby Cnty Judge of Probate, AL
01/28/2004 13:54:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED,
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY - COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED TEN THOUSAND FIVE HUNDRED NINETY FIVE AND NO/100(\$210,595.00) DOLLARS to the undersigned Grantor, CURTIS WHITE COMPANIES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto DON MONTGOMERY AND BETTY MONTGOMERY (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, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 105, according to the Survey of Wynlake Phase 4C, as recorded in Map Book 29, page 15, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO: 1. 35 foot building line as shown by recorded map.
2. 7.5 foot easement on north as shown by recorded map.
3. Restrictions, covenants and conditions as set out in instrument recorded in Inst. No. 2002 00857 in the Probate Office of Shelby County, Alabama.
4. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed 101 page 75 and Deed 121 page 191 in said Probate Office.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto including rights set out in Real 15 page 375 in said Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 29 page 15 in said Probate Office.
7. Rights granted to Alabama Power Company by instrument recorded in Real 40 page 202 in said Probate Office.
8. Declaration of Marketing and Conveyance Covenants as set out in Inst. No. 2002 02006 in said Probate Office.
9. Release of damages as set out in instrument No. 2002 09165 in said Probate Office.

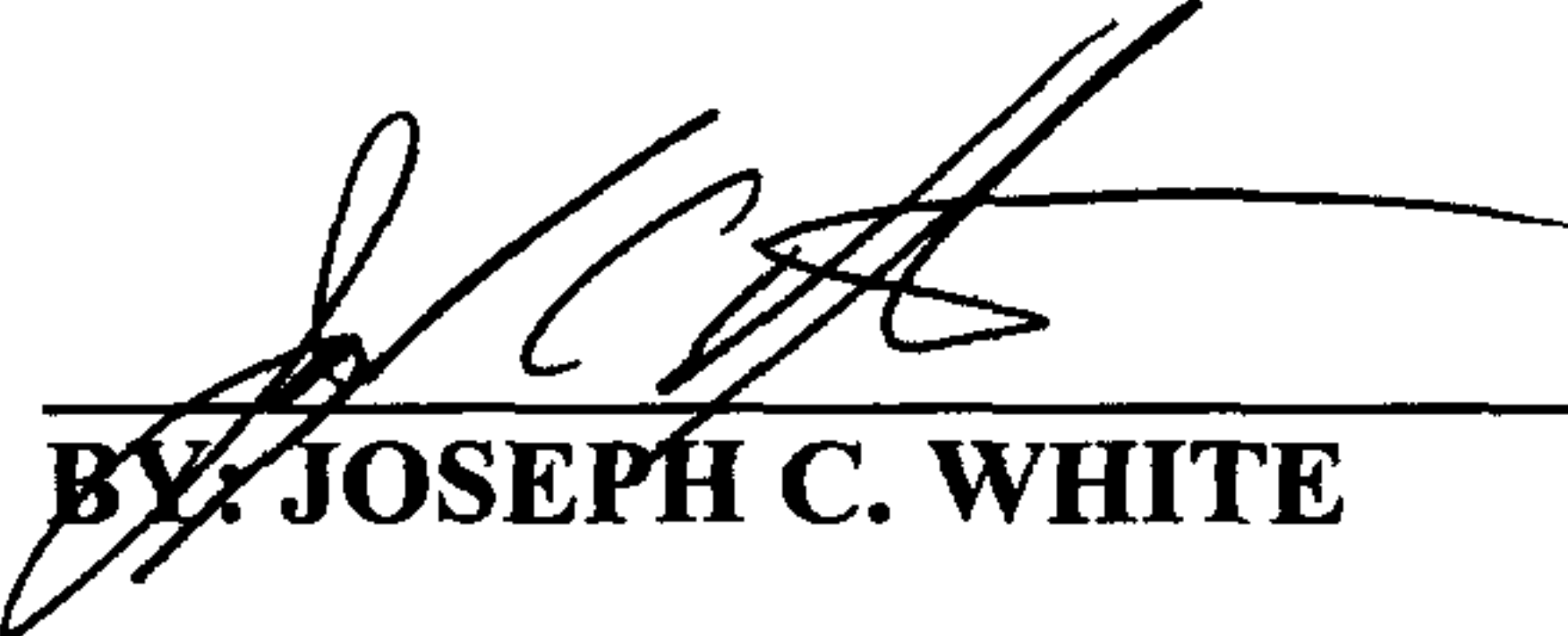
\$178,415.00 of the above consideration was paid by mortgage loan closed simultaneously herewith.

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 of such survivor forever, together with every contingent remainder and right of reversion. And said Grantor does for itself, its successors and assigns, covenant with said

GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its President, Joseph C. White who is authorized to execute this conveyance, hereto set its signature and seal this the 5th day of January, 2004.

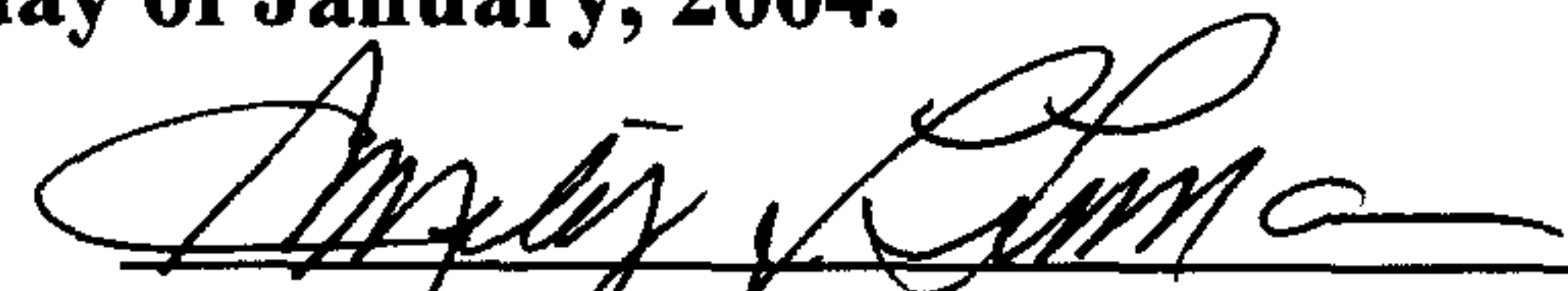
CURTIS WHITE COMPANIES, INC.


BY: JOSEPH C. WHITE

**STATE OF ALABAMA
ST. CLAIR COUNTY**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Joseph C. White as President of Curtis White Companies, Inc., a corporation is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal the 5th day of January, 2004.


Notary Public

My Commission Expires:

9-13-06