

INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH



20050131000045400 Pg 1/1 21.00  
Shelby Cnty Judge of Probate, AL  
01/31/2005 11:01:00 FILED/CERTIFIED

This instrument was prepared by  
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P.O. Box 119 205/665-5102  
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Send Tax Notice to: Teya S. Starr and  
(Name) Le'Roy J. Starr  
(Address) P. O. Box 77  
Wilton, AL 35187  
MINIMUM VALUE: \$5,000.00

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA  
SHELBY COUNTY

WITNESSETH ALL MEN BY THESE PRESENTS, 10,000 TS

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

**CARL A. MONTGOMERY and wife, LILLIAN S. MONTGOMERY**

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

**TEYA S. STARR and husband, LE'ROY J. STARR**

(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:

**Lots #7 and #8, Block 4, according to the survey of G. A. Nabors of the Town of Wilton, Alabama, as recorded in the Office of the Probate Judge, Shelby County, Alabama, at Map Book 1, Page 13. Said real property is situated in the SW ¼, NE ¼, Section 8, Township 24 North, Range 12 East, Shelby County, Alabama.**

**SOURCE OF TITLE:**

**Warranty Deed recorded in Deed Book 320, Page 767, in the Office of the Probate Judge, Shelby County, Alabama.**

**GRANTORS DO HEREBY RESERVE THE FIRST RIGHT TO PURCHASE THE HEREIN DESCRIBED REAL PROPERTY, FOR THE FAIR MARKET VALUE THEREOF, IN THE EVENT THAT GRANTEES SHOULD SELL, TRANSFER OR CONVEY SAME AT SOME FUTURE DATE.**

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 9<sup>th</sup> day of September, 2004.

Carl A. Montgomery  
CARL A. MONTGOMERY  
Lillian S. Montgomery  
LILLIAN S. MONTGOMERY

STATE OF ALABAMA )  
COUNTY OF CHILTON )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that **CARL A. MONTGOMERY and LILLIAN S. MONTGOMERY**, 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 9<sup>th</sup> day of September, 2004.

Danley T. Johnson  
Notary Public  
My commission expires: 2/13/07