This instrument was prepared by
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Send Tax Notice to: B.J. Stone, III and
(Name) Sherry Ann Stone
(Address) 1370 C. Rd 10
Montevallo AL 35115

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **SIXTY THOUSAND DOLLARS AND 00/100 ($60,000.00)** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

LESLIE H. GREEN, a married man

20050504000212530 1/1 $23.00
Shelby Cnty Judge of Probate,AL
05/04/2005 09:11:44AM FILED/CERT

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

B.J. STONE, III and SHERRY ANN STONE

(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:

Lot 1 according to the Survey of Leslie II, Green's Resurvey of Lot 1 of Map Book 16, Page 04 and a Partial Resurvey of Tract 1 of Map Book 17, Page 61 as recorded in Map Book 34, Page 124 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

- **General and special taxes or assessments for the year 2005 and subsequent years not yet due and payable.**
- **Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. No. 1993-20463 in Probate Office.**
- **Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 87, page 277, Deed Book 121, page 430, and Deed Book 177, page 384, in the Probate Office.**
- **Right(s) of Way(s) granted to Shelby County by instrument(s) recorded in Deed Book 124, page 177, Deed Book 174, page 158, and Deed Book 175, page 178 in the Probate Office.**
- **Rights of others, if any, in and to the use of branch.**
- **Restrictions, limitations, conditions, and other provisions as set out in Map Book 16, page 4, Map Book 17, page 61, and Map Book 34, page 124 in the Probate Office.**
- **30' easement for ingress, egress and utilities running throughout lot as shown on Map Book 17, page 61 in the Probate Office.**

SUBJECT TO PURCHASE MONEY FIRST MORTGAGE EXECUTED BY GRANTEES HEREIN ON EVEN DATE HEREWITH, IN FAVOR OF THE PEOPLES BANK AND TRUST COMPANY, IN THE SUM OF $48,000.00.

THE ABOVE DESCRIBED PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OF THE GRANTOR, NOR THAT OF HIS SPOUSE, NEITHER IS IT CONTIGUOUS THERETO.

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 29th day of April, 2005.

Leslie H. Green
LESLIE H. GREEN

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that **Leslie H. Green** whose name 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 executed same on the day that same bears date.

Given under my hand and official seal, this the 29th day of **April, 2005**.

Shelby County, AL 05/04/2005
State of Alabama

Deed Tax:$12.00

Notary Public
My Commission Expires: 8/13/05