## INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

20050811000413340 1/2 \$26.00 Shelby Cnty Judge of Probate, AL 08/11/2005 02:12:47PM FILED/CERT

This instrument was prepared by Mitchell A. Spears

Attorney at Law

P.O. Box 119

205/665-5102

Montevallo, AL 35115-0091

205/665-5076

Send Tax Notice to: Rhonda Mattox and (Name) Ronald R. Mattox (Address) 202 Holloway Hill Drive

Montevallo, AL 35115

\*\*\*MINIMUM VALUE: \$10,000.00\*\*\*

Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

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, I (we),

JAMES W. WALKER and wife, BILLIE WALKER; and RHONDA MATTOX and husband, RONALD R. MATTOX

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

## RHONDA MATTOX and RONALD R. MATTOX

(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:

PARCEL 1: Commencing at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East and run thence Easterly along the North boundary of said quarter-quarter section 220 feet, more or less, to the East margin of a driveway extending Northerly from the Montevallo-Calera paved highway, for a point of beginning of the lot herein described and conveyed; from said beginning point, continue Easterly along the North boundary of said quarter-quarter section 200 feet; thence Southerly and parallel with the East margin of said driveway 105 feet; thence Westerly and parallel with the North boundary of said quarter-quarter section 200 feet, more or less, to the East margin of said driveway; thence Northerly along the East margin of said driveway, 105 feet to the point of beginning.

PARCEL 2: Commence at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East, and run thence Easterly along the North boundary of said ¼¼ section 420 feet to point of beginning of the lot herein described and conveyed, which said point is the NE corner of land heretofore conveyed grantor by Burl Morgan and wife, Emmie Morgan; continue thence Easterly along the North boundary of said 1/4 1/4 section 210 feet; thence Southerly and parallel with the West boundary of said ¼¼ section 105 feet; thence Westerly and parallel with the North boundary of said 1/4 1/4 section 210 feet to the SE corner of said lot formerly conveyed to grantor; thence Northerly and parallel with the West boundary of said ¼¼ section 105 feet to point of beginning.

PARCEL 3: Commence at the NW corner of SE ¼ of NW ¼, Section 2, Township 24, Range 12 East, and run thence Easterly along the North boundary of said ¼¼ section 630 feet to the NE corner of a lot heretofore conveyed to grantor; thence south and parallel with the west boundary of said forty acres run 105 feet to the southeast corner of said lot conveyed to grantor and to the point of beginning; thence continue in the same direction 105 feet; thence west and parallel with the north line of said forty acres 210 feet; thence north and parallel with the west line of said forty acres 105 feet to the SW corner of lot conveyed to the grantor herein; thence east and parallel with the North line of said forty acres 210 feet to the point of beginning.

SOURCE OF TITLE: That certain deed dated December 16, 2002 and recorded at Instrument #20021216000628580 in the Office of the Probate Judge, Shelby County, Alabama.

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 10th day of lucus

RHONDA MATTOX

JAMES W. WALKER

BILLIE WALKER

STATE OF ALABAMA	)
SHELBY COUNTY	)

20050811000413340 2/2 \$26.00 Shelby Cnty Judge of Probate, AL 08/11/2005 02:12:47PM FILED/CERT

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JAMES W. WALKER, BILLIE WALKER, RHONDA MATTOX, and RONALD R. MATTOX, 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 conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the  $\frac{1}{600}$  day of  $\frac{1}{600}$ 

Notary Public

My Commission Expires:

Shelby County, AL 08/11/2005 State of Alabama

Deed Tax: \$10.00