

# WARRANTY DEED

Shelby County, AL 04/09/2010

State of Alabama

Deed Tax : \$33.50

SEND TAX NOTICE TO:

Mrs. Minnie White  
315 Selma Road  
Montevallo, AL 35115

33332

THIS INSTRUMENT WAS PREPARED BY:

(NAME)  
(ADDRESS)

STATE OF ALABAMA  
SHELBY COUNTY

  
20100409000108180 1/2 \$47.50  
Shelby Cnty Judge of Probate, AL  
04/09/2010 11:01:58 AM FILED/CERT

KNOW ALL MEN BY THESE PRESENTS, that in consideration of \$5,000 DOLLARS, to the undersigned grantor/grantors in hand paid by the GRANTOR/GRANTEES herein, the receipt whereof is acknowledged I/WE, **Minnie White, (a widow)** therein referred to as grantor do grant, bargain, sell and convey unto: **Jill M. Marcus & Pamela Montgomery (both married)** therein referred to as GRANTEES the following described real estate situated in SHELBY COUNTY, ALABAMA to wit:

## PARCEL 1

A lot and house in Montevallo, Alabama, situated as follow: Begin at the SW corner of the intersection of White and Selma Streets, then southerly along the western boundary of Selma Street 50' to the point of beginning. Thence 75' in a southerly direction along said boundary, thence in a westerly direction perpendicular to said Selma Street 140', thence in a northerly direction parallel to Selma Street 75', thence in an easterly direction 140' to the point of beginning.

## PARCEL 2

Lot 1 BLOCK F Reynolds Addition to South Montevallo as recorded in Map Book 3 Page 41 located in the Probate Office of Shelby County, Alabama. All located in Section 4 Township 24 North Range 12 East.

**\*Minnie White reserves a life estate in the above properties.**

**\*The above conveyance is not the homestead of the GRANTEES.**

Subject to: 2010 taxes

TO HAVE AND TO HOLD unto, the said GRANTEES as joint tenants, with the right of survivorship, their heirs and assigns forever, it being the intention of the parties to this conveyance, that the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein survives the other, the entire interest in fee simple have pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. I (we) do for myself (ourselves) and for my (our) heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigned that I (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 said GRANTEES, their heirs and assigned forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have here unto set my hand(s) and seal(s) this, the 15<sup>th</sup> day of, March 2010.

Minnie White  
MINNIE WHITE

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 15<sup>th</sup> DAY OF March, 2010.

NOTARY:

SIGNED: Deborah A. Smith

DATE: March 15<sup>th</sup>, 2010

SEAL: MY COMMISSION EXPIRES NOVEMBER 12, 2012

  
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