

This instrument was prepared by

1,000

(Name) Marshall E. Smith, III 5220
(Address) 1920 Mayfair Drive, Birmingham, AL 35209

Form 1-1-5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-seven thousand five hundred (\$27,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
J. D. Sherrell and wife, Patricia W. Sherrell

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

Eric Muzer and wife, Katherine Muzer

(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:

From the SE corner of the SE1/4, of the SW1/4, Section 21, Township 19 South, Range 1 East, run West along the South boundary of said quarter-quarter a distance of 222.82 feet; thence right 90 deg. 14 min. a distance of 53.54 feet to the North boundary line of U.S. Highway 280; thence left 90 deg. 24 min. a distance of 30 feet to the point of beginning; Thence continue a distance of 180 feet; thence right 89 deg. 36 min. a distance of 210 feet; thence right 90 deg. 24 min. a distance of 180 feet; thence right 89 deg. 36 min. a distance of 210 feet to the point of beginning, according to Survey of Evan-der E. Peavy, Registered Land Surveyor, dated April 9, 1977. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

Subject to ad valorem taxes.

Twenty-six thousand five hundred (\$26,500.00) of the consideration recited above paid by mortgage loan closed simultaneously herewith.



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Shelby Cnty Judge of Probate, AL
12/12/1977 12:00:00AM FILED/CERT

BOOK 309 PAGE 305

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 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 said 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 8th day of December, 1977.

WITNESS:

(Seal) J. D. Sherrell (Seal)
(Seal) Patricia W. Sherrell (Seal)
Patricia W. Sherrell

STATE OF ALABAMA }
JEFFERSON COUNTY }
Secnty 350 344
General Acknowledgment

I, Marshall E. Smith, III, a Notary Public in and for said County, in said State, hereby certify that J. D. Sherrell and Patricia W. Sherrell, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on the day the same bears date, 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 8th day of December, A. D., 1977.

Notary Public.