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Shelby Cnty Judge of Probate, AL
10/23/1978 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

2072

Nicholas C. Cairns and Sara Kieffer Cairns

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of 100.00 DOLLARS
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

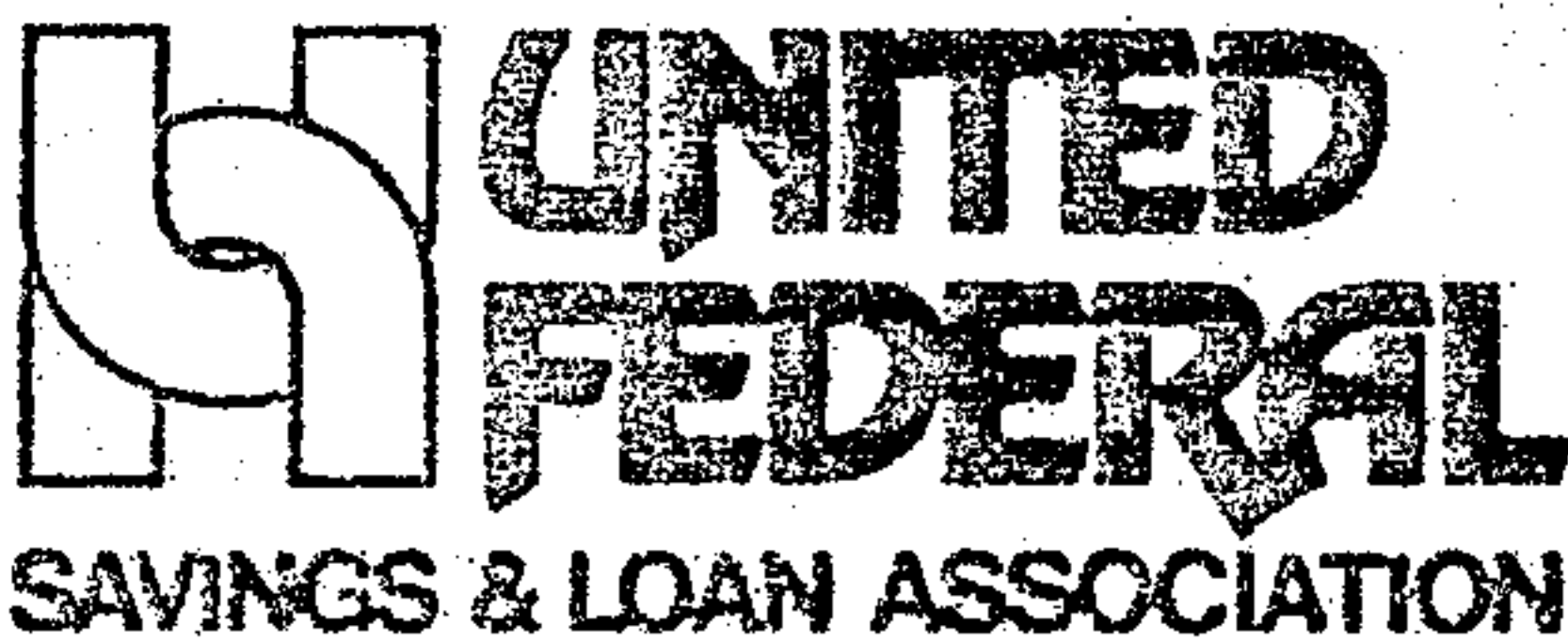
Sara Kieffer Cairns and Nicholas C. Cairns

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

Sara Kieffer Cairns

(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:

A parcel of land situated in the SW 1/4 of NE 1/4 of Section 7, Township 22 South, Range 2 West more particularly described as follows: Commence at the southeast corner of said quarter-quarter section, thence north 5 deg. 32 min. east along the east boundary of said quarter quarter section 331.50 feet to the north boundary of County Road; thence south 86 deg. 04 min. west along said boundary 441.75 feet to the P.C. of a curve to the right, having a central angle of 41 deg. 43 min., a radius of 608.91 feet and a tangent distance of 232.01 feet; thence continue south 86 deg. 04 min. west a distance of 232.01 feet to the point of intersection of said curve; thence north 52 deg. 13 min. west a distance of 232.01 feet to the P.T. of said curve and the point of beginning; thence continue along this line 324.12 feet to the point of intersection with the south boundary of county road; thence north 53 deg. 56 min. east along said boundary 250.40 feet to the P.C. of a curve to the right, having a central angle of 23 deg. 34 min. a radius of 925.35 feet and tangent distance of 193.04 feet; thence continue along an arc 190.05 feet to the mid-point of said curve; thence south 62 deg. 54 min. east a distance of 233.58 feet; thence south 34 deg. 13 min. west a distance of 456.40 feet to a point on a curve on the north boundary of County road, having a central angle of 41 deg. 43 min. a radius of 608.91 feet; thence northwesterly along said arc 75.02 feet to the point of beginning. Containing 3.2 acres; situated in Shelby County, Alabama.



101 N. FIRST ST. • ALABASTER, ALA. 35007

STATE OF ALA. SHELBY CO.
RECEIVED THIS
OCT 23 1978

1978 OCT 23 AM 9:49

JUDGE OF PROBATE

Deed .50
Rec. 1.50
Index 1.00
3.00

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:

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.

the undersigned

IN WITNESS WHEREOF, have hereunto set their hand and seal, this 20th day of October, 1978.

WITNESS:

Neal H. Phillips
Neal H. Phillips

Nicholas C. Cairns
Sara Kieffer Cairns
Sara Kieffer Cairns

State of ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Nicholas C. Cairns and Sara Kieffer Cairns whose names 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 20th day of October A. D., 19 78

Patsy Pacy

My Commission Expires July 5, 1981

Notary Public