

This instrument was prepared by Harrison, Conwill, Harrison & Justice
Attorneys at Law
P.O. Box 557
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$ 82,000.00 of the below recited purchase price was paid from a mortgage executed simultaneously herewith.

STATE OF ALABAMA)

SHELBY COUNTY)

19800606000062210 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
06/06/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of One Hundred Ten Thousand and no/100 Dollars (\$110,000.00) to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we GAIL E. SAUR and wife, FLORENCE E. SAUR, (herein referred to as grantors), do grant, bargain, sell and convey unto EMORY L. DUREN and NANCY J. DUREN, (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:

Commence at the Northwest corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 13, Township 22 South, Range 3 West, Shelby County, Alabama, and run East along North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 256.72 feet to point of beginning; thence continue East along said North line 1081.69 feet to the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence an angle right of 87 degrees 14 minutes and run South 131.98 feet to a point on the Northwesterly right-of-way line of Shelby County Road No. 12; thence an angle right of 49 degrees 13 minutes and run Southwesterly a chord distance of 358.3 feet; thence an angle right of 3 degrees 18 minutes and run Southwesterly a chord distance of 382.8 feet; thence an angle right of 3 degrees 03 minutes and run Southwesterly a chord distance of 392.3 feet; thence an angle right of 3 degrees 26 minutes and run Southwesterly a chord distance of 270.88 feet; thence an angle right 120 degrees 37 minutes 48 seconds and run North 109.70 feet; thence an angle left of 1 degrees 29 minutes and run Northerly 155.97 feet to a point of curve to the right, said curve having a central angle of 36 degrees 37 minutes; thence along arc of said curve 71.92 feet to point of tangent; thence along tangent line 75.90 feet to point of curve to the left, said curve having a central angle of 61 degrees 09 minutes; thence along arc of said curve 82.61 feet to point of tangent; thence along tangent line 26.33 feet to point of curve to the right, said curve having a central angle of 27 degrees 51 minutes; thence along arc of curve 80.27 feet to point of tangent; thence along tangent line 435.02 feet to point of beginning of herein described property. Said parcel containing 14.72 acres.

Subject to public road right-of-way across Westerly portion of subject property as shown on survey by W.M. Varnon Reg. No. 9324, dated May 22, 1980.

Subject to easements and rights-of-way of record.

BOOK 326 PAGE 814

TO HAVE AND TO HOLD to the said Emory L. Duren and Nancy J. Duren, 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Emory L. Duren and Nancy J. Duren, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said Emory L. Duren and Nancy J. Duren, their heirs and assigns forever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6th day of June, 1980.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC HAS FILED

1980 JUN -6 PM 1:18

Judith R. Davis
JUDGE OF PROBATE

And to 110⁰⁰
Re. 3⁰⁰
114⁰⁰

Gail E. Saur
Gail E. Saur
Florence E. Saur
Florence E. Saur

STATE OF ALABAMA)
SHELBY COUNTY)

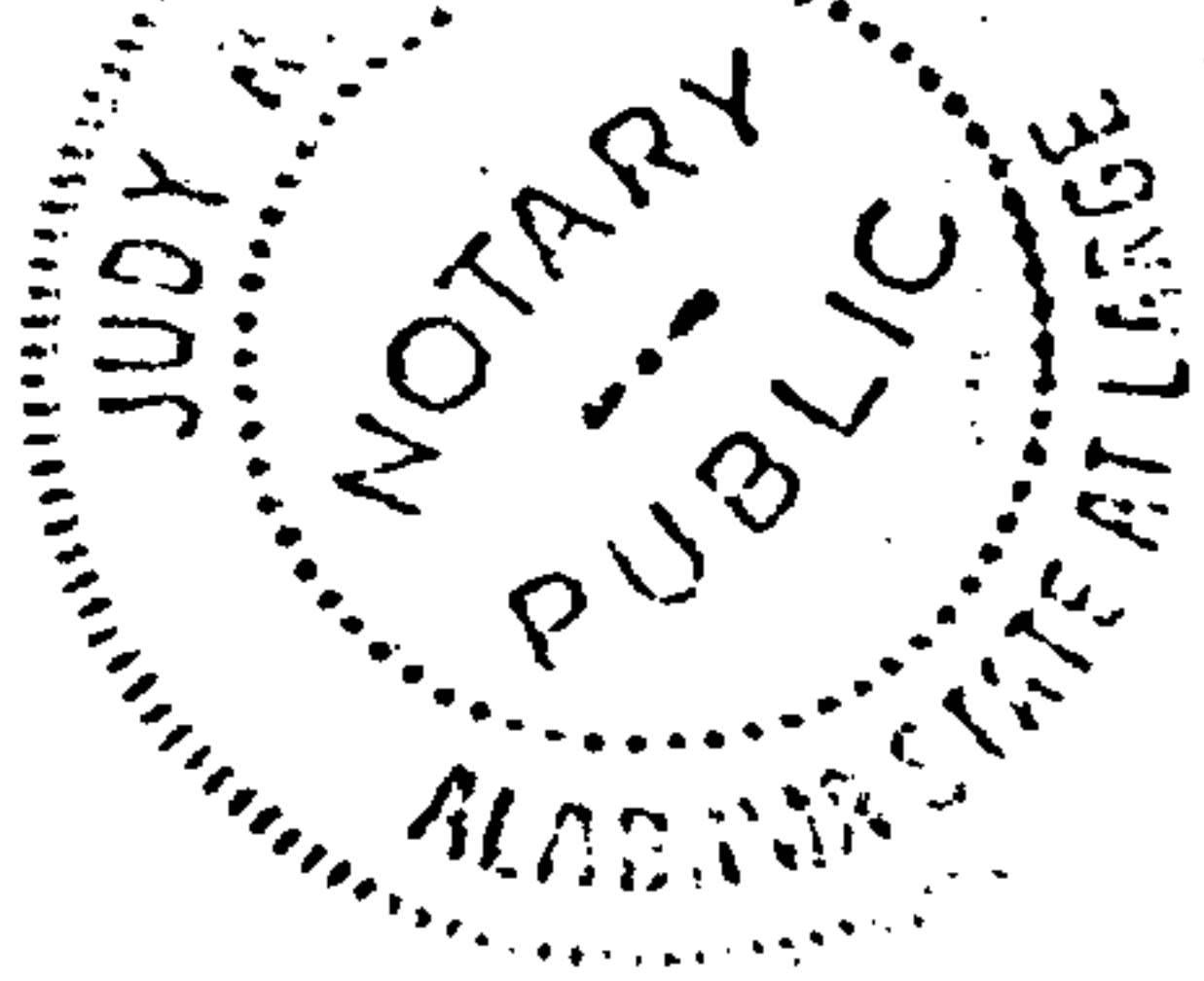
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Gail E. Saur and wife, Florence E. Saur, 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 contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of June, 1980.

Judith R. Davis
Notary Public

My Commission expires: 7-17-83



BOOK 326 PAGE 815