



74

\$11,000.00 of the below recited purchase price was paid from a mortgage executed simultaneously herewith.

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

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
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STATE OF ALABAMA            )  
  )            KNOW ALL MEN BY THESE PRESENTS,  
SHELBY COUNTY                )

That in consideration of Twelve Thousand and no/100 (\$12,000.00) Dollars to the undersigned grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged, I, WILLIE A. RUTHERFORD, a divorced woman, (herein referred to as grantor) do grant, bargain, sell and convey unto JOHNNY C. PURSER and wife, ANGLEA YOUNG PURSER, (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:

PARCEL I: Begin at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West, and run Northerly along the East side of the said quarter for 930.64 feet to the point of beginning (said point being a 1"  $\phi$  iron pin at a fence corner); then turn an angle of 119 degrees 07 minutes 06 seconds to the left and run Southwesterly for 339.29 feet to the NW corner of that land described in Deed Book 239, Page 431 (Shelby County Probate Office); then turn an angle of 149 degrees 51 minutes 08 seconds to the left and run Easterly along the North side of that land described in Deed Book 239, Page 431 for 296.45 feet to a point on the East side of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 36; then turn an angle of 91 degrees 01 minutes 46 seconds to the left and run Northerly for 170.43 feet back to the point of beginning. The above described land contains .579 acres. Situated in Shelby County, Alabama.

PARCEL II: Begin at the SE corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 36, Township 20 South, Range 3 West and run Northerly along the East side of the said  $\frac{1}{4}$ - $\frac{1}{4}$  for 13.83 feet; then turn an angle of 88 degrees 41 minutes 58 seconds to the left and run Westerly for 389.24 feet to the point of beginning; then continue along the last described course for 517.61 feet; then turn an angle of 128 degrees 40 minutes 06 seconds to the right and run Northeasterly for 955.46 feet to the NW corner of the land described in Deed Book 239, Page 431 (Shelby County Probate Office); then turn an angle of 140 degrees 15

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minutes 12 seconds to the right and run Southerly along the West side of the land described in Deed Book 239, Page 431 for 295.17 feet to the SW corner of the said land; then turn an angle of 88 degrees 58 minutes 14 seconds to the left and run Easterly along the South side of said land (Deed Book 239, Page 431) for 95.17 feet; then turn an angle of 88 degrees 43 minutes 58 seconds to the right and run Southerly along the West side of the land described in Deed Book 239, Page 731 (Shelby County Probate Office) for 297.06 feet; then turn an angle of 91 degrees 18 minutes 58 seconds to the right and run Westerly along the North side of that land described in Deed Book 239, Page 731 for 190.46 feet; then turn an angle of 91 degrees 18 minutes 58 seconds to the left and run Southerly along the West side of that land described in Deed Book 239, Page 731 for 154.03 feet back to the point of beginning. The above described land contains 5.554 acres. Situated in Shelby county, Alabama.

Mineral and mining rights excepted.

Grantor reserves the right to maintain, during her lifetime, the lake a portion of which is located on the above described property. Grantor further reserves to herself the right to fish said lake and the right to grant permission to other individuals to fish on said lake. This reservation and easement are personal to WILLIE A. RUTHERFORD, and cease to exist upon the death of said WILLIE A. RUTHERFORD, and also would cease to exist and have no effect in the event the said WILLIE A. RUTHERFORD conveys or sells her interest in the adjacent property, upon which is situated the remainder of said lake.

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 do for myself and for my heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand and seals, this 31 day of oct, 1980.

Willie A. Rutherford (SEAL)  
Willie A. Rutherford

STATE OF ALABAMA )  
SHELBY COUNTY )

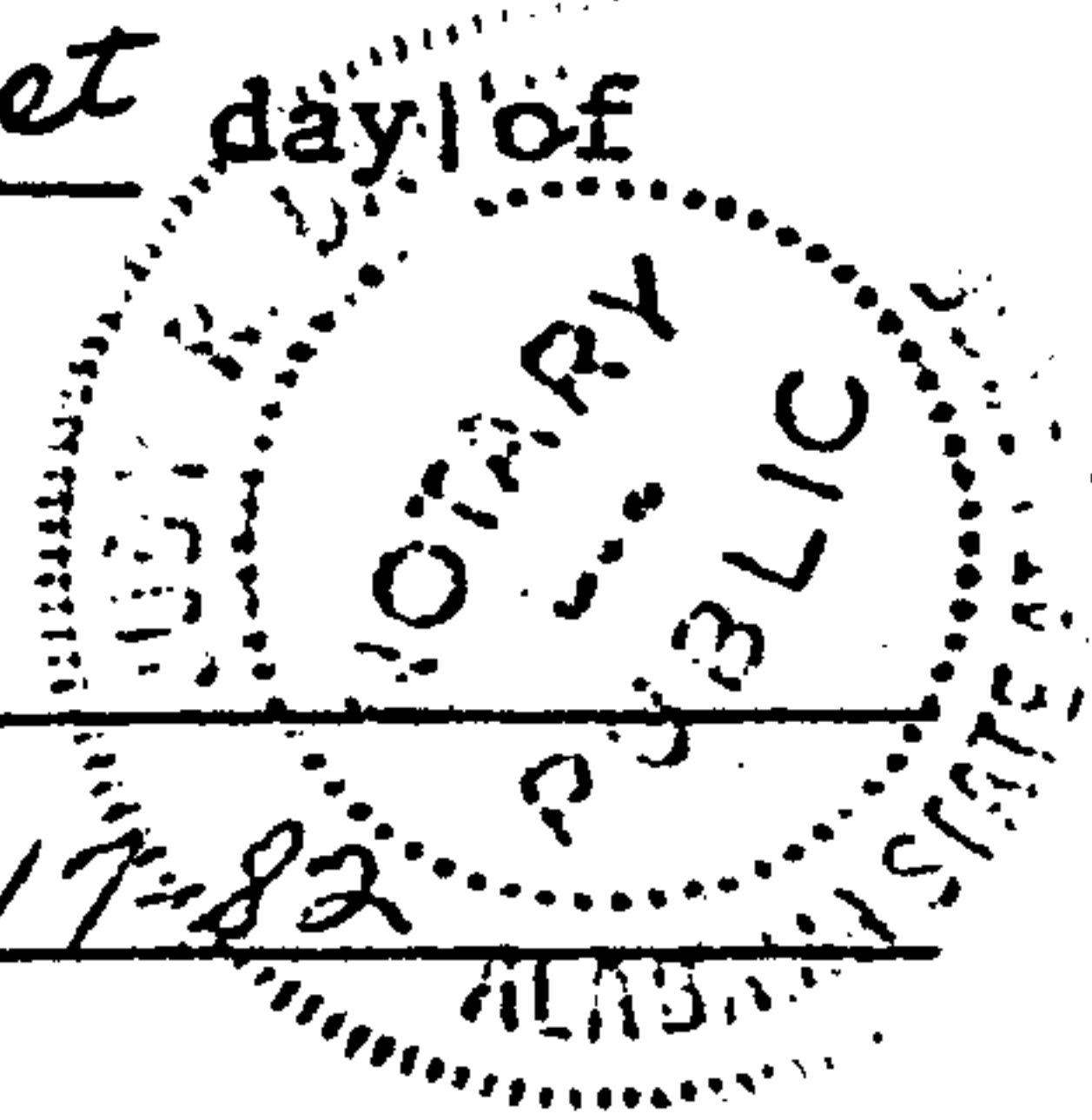
General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Willie A. Rutherford, a divorced woman, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of October, 1980.

*Judy R. Davis*  
Notary Public

My Commission expires: 7-17-82



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19801104000125150 Pg 3/3 .00  
Shelby Cnty Judge of Probate, AL  
11/04/1980 00:00:00 FILED/CERTIFIED

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED

1980 NOV -4 AM 10:13

*William R. ...*  
JUDGE OF PROBATE

*See Mtg 407-265*  
*deed tax 1.00*  
*Rec. 4.50*  
*Ind. 1.00*  

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*6.50*