

This instrument prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW

(Address) 2850-F Highway 31 South, Pelham Mall, Pelham, Al. 35124

19810513000053060 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
05/13/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY-FIVE THOUSAND FIVE HUNDRED THIRTEEN AND 38/100 DOLLARS (\$39,013.38 of the above consideration being in the form of a mortgage assumed)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, THOMAS STEPHEN CAUDLE, an unmarried man; and TERESA S. CAUDLE KILCREASE and husband, JOHN KILCREASE, (Teresa S. Caudle Kilcrease and Teresa S. Caudle, grantee in deed volume 312, Page 153, is one and the same person) do grant, bargain, sell and convey unto

OTTO R. PROMNITZ and wife, ALMA E. PROMNITZ,

(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:

Part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows: From the southwest corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section, run in an easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 77.98 feet to the point of beginning; thence turn an angle to the left of 75 deg. 33' 30" and run in a north-easterly direction along the East line of Lots 14 and 15, Block 3, resurvey of George's Subdivision of Keystone, Section 3, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 4, Page 33, for a distance of 115.00 feet; thence turn an angle to the right of 78 deg. 20' 30" and run in an easterly direction for a distance of 382.81 feet, more or less, to a point of intersection with the northwest right of way line of Hickory Hills Drive; thence turn an angle to the right and run along said northwest right of way line for a distance of 100.00 feet, more or less, to a point of intersection with the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section; thence turn an angle to the right of 70 deg. 01' and run in a westerly direction along said south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 373.83 feet more or less, to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1981.
2. Mineral and mining rights and rights incident thereto.
3. Mortgage to Real Estate Financing, Inc., recorded in Book 378, Page 90, in the Probate Office of Shelby County, Alabama, which Grantees assume and agree to pay.

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 May, 1981.

WITNESS:

Deed Tax 16.50 STATE OF ALA. SHELBY CO. (Seal)

Dec 3.00 (Seal)

Ind 1.00 (Seal)

2058 MAY 13 AM 10:43 (Seal)

FLORIDA STATE OF ALABAMA COUNTY

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

MY COMMISSION EXPIRES SEPT. 7, 1983

General Acknowledgment

LOANED THRU GENERAL TRS. UNDERWRITERS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Caudle Kilcrease and husband, John Kilcrease, whose name S 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 29th day of April, A. D., 1981.

W.G. Wynn
2850-F Highway 31 South
Pelham, AL 35124

Thomas Stephen Caudle (Seal)

THOMAS STEPHEN CAUDLE

TERESA S. CAUDLE KILCREASE (Seal)

JOHN KILCREASE (Seal)

NOTARY PUBLIC

General Acknowledgment

LOANED THRU GENERAL TRS. UNDERWRITERS

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Teresa S. Caudle Kilcrease and husband, John Kilcrease, whose name S 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 29th day of April, A. D., 1981.

W.G. Wynn
2850-F Highway 31 South
Pelham, AL 35124

NOTARY PUBLIC

General Acknowledgment

LOANED THRU GENERAL TRS. UNDERWRITERS

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that THOMAS STEPHEN CAUDLE, an unmarried man, 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 8th day of May, 1981.

[Signature]
NOTARY PUBLIC

BOOK 332 PAGE 822

RETURN TO

TO

WARRANTY DEED
INTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
317 NORTH 20TH STREET
BIRMINGHAM, ALABAMA 35203