

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

(Name) **CAHABA LAND & TIMBER COMPANY, INC.**
2000 1st AVENUE NORTH, SUITE 1316
(Address) **BIRMINGHAM, ALABAMA 35203**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

\$ 2200 = 704

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,
JAMES L. GILBERT AND WIFE, PHYLLIS H. GILBERT

That in consideration of **TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATION**

to the undersigned grantor **SHELBY ESTATES, INC.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
JAMES L. GILBERT AND WIFE, PHYLLIS H. GILBERT

(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:**

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Commence at the NW Corner of the SO. $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; Thence run South along the West line of said $\frac{1}{4}$ Section a distance of 92.26'; Thence turn left 84°26' and run Southeasterly a distance of 600.0' to the Point of Beginning; Thence continue along the last described course a distance of 200.0'; Thence turn RT 84°26' and run South a distance of 606.49'; Thence turn right and run Westerly along the Northerly Right-of-Way line of County Road #83 a distance of 210', more or less; Thence turn right and run North a distance of 563.28' to the Point of Beginning, said tract containing 2.67 acres, more or less.

SUBJECT TO EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD AND OIL, GAS, MINERAL AND WATER RIGHTS AS SET OUT IN VOLUME 41, PAGE 96 AND VOLUME 326, PAGE 323 IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

A purchase money mortgage in the amount of Three Thousand Eight Hundred and No/100 (\$3,800.00) Dollars was executed herewith. Said mortgage bring a wrap around mortgage and includes that certain 1st mortgage from Randy Goggans and wife, Holly H. Goggans, to William Hardaman Baker and/or Helen F. Baker as recorded in Volume 403, Page 102, in the Probate Office of Shelby County, Alabama; and that certain 2nd mortgage given by Shelby Estates, Inc. to Pete G. Gerontakis and/or Louise Gerontakis and recorded in said Probate Office.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **JAMES W. DURDEN** who is authorized to execute this conveyance, has hereto set its signature and seal, this the **16th** day of **November** 1981

ATTEST:

Thomas Wayne Holmes By *James W. Durden*
Vice President JAMES W. DURDEN President
William M. Hammett Secretary
1981 DEC - 1 PM 1:46

STATE OF ALABAMA
COUNTY OF JEFFERSON

Phillips J. Sarris
JUDGE OF PROBATE

Deed 2.50
Rec. 1.50
Ind. 1.00
5.00

I, **Phillip J. Sarris**, State, hereby certify that **James W. Durden** whose name as **President of Shelby Estates, Inc.** a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

a Notary Public in and for said County in said

Given under my hand and official seal, this the **16th** day of **November**

Phillips J. Sarris
PHILLIPS J. SARRIS, Notary Public
Alabama State at Large
My Commission Expires June 15, 1985