

1975

This instrument was prepared by

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Jefferson Land Title Services Co., Inc.

318 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8026

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 (\$5,000.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Oscar Eugene Bright and Patricia Bright, formerly husband and wife (herein referred to as grantors) do grant, bargain, sell and convey unto

Charles A. Nooney and wife, Mary B. Nooney (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 part of the N. W. 1/4 of the Northeast Quarter and the SW 1/4 of the Northeast Quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama, being more particularly described as follows:

Begin at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 25, Township 19 South, Range 1 West, Shelby County, Alabama; thence Northerly along the West line of said Quarter-Quarter 301.20' to a point; thence 142°08' right and Southeasterly 506.17' to a point on the North Right of Way Line of a Shelby County public road; thence 89°59' right and Southwesterly along said Right of Way Line of said road a chord distance of 188.29' to a point; thence 81°0' right and Northwesterly 225.0' to a point on the West line of the Southwest Quarter of the Northeast Quarter of Section 25; thence 46°53' right and Northerly along the said West line of said Quarter-Quarter 60.0' to the Northwest corner of the Southwest Quarter of the Northeast Quarter of Section 25 and the point of beginning of the property just described, containing 1.7659 acres.

Subject to current taxes due and payable October 1, 1982, Rights of Way, easements and restrictions of record.

Grantors mutually agree that the full consideration paid by the Grantees shall be received by Oscar Eugene Bright and that this transaction, along with Oscar Eugene Bright deeding to Patricia Bright, by separate instrument and not connected with this transaction, his interest in the remaining Shelby County property owned jointly by the Grantors, shall be taken and considered by both Grantors as full satisfaction of the provisions contained in Paragraph 6 of the parties' Divorce Decree, being Jefferson County Case No. DR81 505-573 JGB.

**** LAST ITEM ****

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 22nd day of April, 1982

WITNESS: [Notary Seal] Oscar Eugene Bright (Seal) Patricia Bright (Seal) [Judge Seal]

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 Oscar Eugene Bright and Patricia Bright, both single persons, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22nd day of April, A. D., 1982

Form ALA-31 [Signature: C.A. Nooney] [Signature: Notary Public]

BOOK 339 PAGE 439

C.A. NOONEY
2 Flintshire DR
B'ham AL 35226

