

This instrument was prepared by

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This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW
1285-E Hueytown Road
(Address) Hueytown, Alabama 35023

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS.

6380

That in consideration of TWENTY-FOUR THOUSAND NINE HUNDRED AND NO/100-----DOLLARS (\$24,900.00 in form of \$18,520.00 wraparound mortgage, which wraps around mortgage at Mortgage Book 381, Page 798 in amount of \$9,544.16, assigned & rerecorded in Misc. Book 27, Page 472; and 2nd mortgage recorded at Mortgage Book 404, Page 500, in amount of \$1,585.27) to the undersigned grantor or grantors in hand paid by the GRANTEES herein the receipt whereof is acknowledged, we, MARVIN WELLBORN and wife, LINDA WELLBORN, (herein referred to as grantors) do grant, bargain, sell and convey unto

SAMUEL AYALA, JR. and wife, JANET L. AYALA,

(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 Northeast corner of the Northeast Quarter of Southeast Quarter of Section 1, Township 21 South, Range 1 East; thence run South 65 deg. 30 min. West a distance of 138.40 feet to a concrete post on the East right-of-way line of County Highway #61 and the West line of the river road; thence run South 22 deg. 32 min. West along the said East right-of-way line of said County Highway #61 a distance of 247.48 feet to a point; thence run South 22 deg. 20 min. West a distance of 180.0 feet to the point of beginning; thence turn an angle of 98 deg. 51 min. to the left and run a distance of 154.57 feet to a point; thence turn an angle of 83 deg. 30 min. 30 sec. to the right and run a distance of 85.80 feet to a point; thence turn an angle of 96 deg. 29 min. 30 sec. to the right and run a distance of 184.80 feet to a point on the Southeast 30-foot right-of-way line of said County Highway #61; thence run Northeasterly along said right-of-way line along a curve to the left a distance of 87.83 feet to the point of beginning. Said parcel of land is lying in the NE 1/4 of SE 1/4 of Section 1, Township 21 South, Range 1 East, Shelby County, Alabama.

BOOK 381 PAGE 798

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Transmission line permit to Alabama Power Company in Deed Book 90, Page 226.
3. Right-of-way for public highway.
4. Mortgage to James M. Powers and Barbara T. Powers, recorded in Mortgage Book 381, Page 798 in the amount of \$9,544.16, and assigned to Birmingham Trust National Bank in Misc. Book 27, Page 472, which is understood to remain a lien in the name of Marvin Wellborn and wife, Linda Wellborn.
5. Mortgage to John W. Reynolds and Linda G. Reynolds, recorded in Mortgage Book 404, Page 500, in the amount of \$1,585.27, in said Probate Office, which is understood to remain a lien in the name of Marvin Wellborn and wife, Linda Wellborn.

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 2nd day of September, 1982

WITNESS:

THOMAS A. SPILLER, JR.
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA
1982 SEP 13 PM 1:38
(Seal)
Thomas A. Spiller, Jr.
NOTARY PUBLIC
(Seal)

Marvin Wellborn (Seal)
MARVIN WELLBORN
Linda Wellborn (Seal)
LINDA WELLBORN
(Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

Deed 6.50
Rec. 1.50
Dud. 1.00
9.00

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that MARVIN WELLBORN AND WIFE, LINDA WELLBORN 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 2nd day of September, A. D. 1982

Form ALA-31

Bill Wynn
1285 E Hueytown Rd
Hueytown, AL 35023

Thomas M. Parsons
Notary Public