

(Name) James O. Standridge 379

(Address) P.O. Box 562, Montevallo, Al 35115

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighteen Thousand Five Hundred (\$ 18,500.00) and no/00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, STEVEN JAY FABER, an unmarried man, and MILTON BLAIR CASH, an unmarried man, (herein referred to as grantors) do grant, bargain, sell and convey unto

EUGENE GOGGINS and wife, BILLIE C. GOGGINS (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 SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 16, Township 22 South, Range 3 West, more particularly described as follows: Commencing at the SW corner of said forty acres, run North 88 deg 30 min East a distance of 465.4 feet; thence run North 26 deg 30 min West a distance of 100 feet to the point of beginning of the lot herein described; from said point of beginning continue North 26 deg 30 min West 277.6 feet to a point on the Southeast side of the Montevallo-Ashville Highway (Alabama 119); thence along said highway South 56 deg 45 min West 99.2 feet to the center of a driveway; thence run in a Southeasterly direction to the point of beginning. Subject to an easement from driveway fronting 6 feet on the Montevallo-Ashville road in the Northwest corner of the above described lot and running Southeasterly along the Southwest boundary of said lot a uniform width of 100 feet.

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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 6th day of August, 19 83

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED 1983 AUG -8 AM 8:40
Deed Tax 1850
Re. 150
24 00
Steven Jay Faber (Seal)
Milton Blair Cash III (Seal)
James O. Standridge, Jr. (Seal) JUDGE OF PROBATE

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, James O. Standridge, a Notary Public in and for said County, in said State, hereby certify that Steven Jay Faber and Milton Blair Cash 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, A. D., 19 83

Grantees Address: 573 Hy 119
Montevallo, Al

James O. Standridge
Notary Public.