



american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

Gene Duffey  
RT 1 Box 232  
Wilsonville, AL 35186

This instrument was prepared by

(Name) V. Wayne Causey  
Attorney at Law

(Address) P. O. Drawer D, Calera, Alabama 35040

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Thousand and No/100 (\$30,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

John W. Campbell and wife, Patricia Campbell

(herein referred to as grantors) do grant, bargain, sell and convey unto

G. Gene Duffey and Jean L. Duffey

(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 parcel of land situated in the N1/2 of the SW1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama, described as follows: Commence at the NE corner of the NE1/4 of the SW1/4 of Section 12, Township 21 South, Range 1 East; thence run South along the East line of said 1/4-1/4 Section a distance of 509.15 feet; thence turn an angle of 91 deg. 14 min. 17 sec. to the right and run a distance of 748.52 feet to the point of beginning; thence continue in the same direction, a distance of 903.30 feet to the East right-of-way line of Shelby County Hwy. No. 61; thence turn an angle of 118 deg. 54 min. 25 sec. to the right and run along said right-of-way line a distance of 203.09 feet to the P. C. of a curve, Station No. 441 plus 46.1 and marked by a 6" x 6" conc. post, thence turn an angle of 57 deg. 22 min. 16 sec. to the right and run a distance of 855.46 feet; thence turn an angle of 105 deg. 28 min. to the right and run a distance of 238.33 feet to the point of beginning. Situated in the N1/2 of the SW1/4 of Section 12, Township 21 South, Range 1 East, Shelby County, Alabama and containing 4.09 acres.

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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 1<sup>st</sup> day of September, 1983.

WITNESS:

SHIRLEY CO. SHELBY CO.  
I CERTIFY THIS  
DEED WAS FILED

deed tax 30.00  
Rec 1.50  
Sub 1.00

John W. Campbell (Seal)

John W. Campbell (Seal)

Patricia Campbell (Seal)

1983 SEP -2 AM 8:56

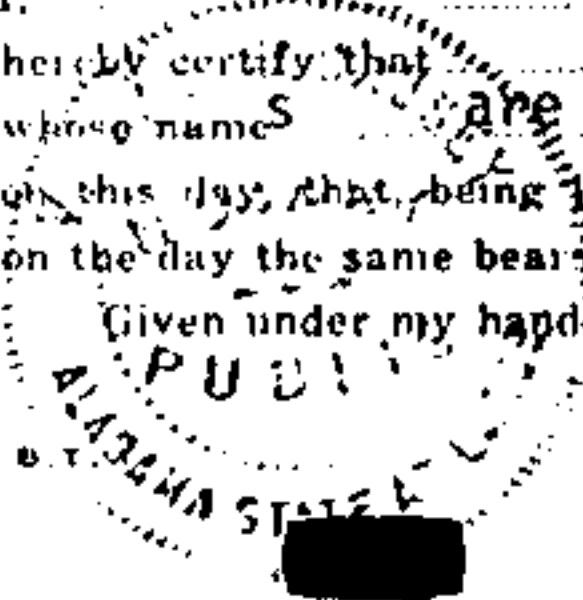
Judge of Probate (Seal)

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 John W. Campbell and wife, Patricia Campbell, 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 1<sup>st</sup> day of September, A. D., 1983.



V. Wayne Causey  
Notary Public