

This instrument prepared by 691

**Cahaba Title, Inc.**

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Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO 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 -----TWENTY THOUSAND AND NO/100 (\$20,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
**WILLIAM R. ROTENBERRY and wife, JULIA W. ROTENBERRY,**  
(herein referred to as grantors) do grant, bargain, sell and convey unto *P. W. R. G. W. E.*  
**MILTON J. FOLEY and wife, CHARLOTTE/FOLEY,**  
(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:

FOR LEGAL DESCRIPTION, SEE EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO:

- All easements and rights of way of record.
- Mineral and mining rights excepted if not owned by Grantor.
- \$17,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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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 17th day of September, 19 84.

WITNESS:

..... (Seal) *William R. Rotenberry* ..... (Seal)  
 William R. Rotenberry  
 ..... (Seal) *Julia W. Rotenberry* ..... (Seal)  
 Julia W. Rotenberry  
 ..... (Seal) ..... (Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William R. Rotenberry and wife, Julia W. Rotenberry 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 17th day of September, A. D. 19 84.

*Robert J. Wells*  
Notary Public.

EXHIBIT "A"

Commence at the SE corner of Section 16, Township 22 South, Range 3 West, and run thence Westerly along the south boundary of said section 16, a distance of 2080.49 feet; thence at an angle of 88 deg. 58 min. to the right run a distance of 124.84 feet; thence at an angle of 48 deg. 20 min. to the right a distance of 105.0 feet to the SE corner of Horn lot; thence at an angle of 48 deg. 20 min. to the left run a distance of 380.0 feet to a point on the SE boundary of Highway 119; thence at an angle of 48 deg. 20 min. to the right and along the southeast boundary of said highway a distance of 248.0 feet to a concrete marker on the boundary of said highway at the beginning of a deflection of 2 deg. 00 min. to the left in the boundary of said highway; being the point of beginning of the property herein described; thence at an angle of 88 deg. to the right from previous course a distance of 200.0 feet; thence at an angle of 90 deg. to the left a distance of 330.0 feet; thence at an angle of 90 deg. to the left a distance of 200.0 feet to the southeast boundary of said highway 119; thence run southwesterly along the southeast boundary of said highway to the point of beginning. Said land being situated in the S 1/2 of SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama.

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Part of the South 1/2 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the most northerly corner of Lot 16, First Addition to Indian Highlands, a map of which is recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 5, page 6, run in a northeasterly direction along a straight line extension of the northwest line of said Lot 16 for a distance of 53.72 feet to the point of beginning; thence continue in a northeasterly direction along last mentioned course for a distance of 136.28 feet; thence turn an angle to the left of 90 deg. and run in a northwesterly direction for a distance of 200.00 feet; thence turn an angle to the right of 89 deg. 05 min. and run in a northeasterly direction for a distance of 75.01 feet; thence turn an angle to the right of 90 deg. 55 min. and run in a southeasterly direction for a distance of 201.2 feet; thence turn an angle to the right of 15 deg. 38 min. 50 sec. and run in a southeasterly direction for a distance of 169.47 feet; thence turn an angle to the right of 75 deg. 25 min. 17 sec. and run in a southwesterly direction for a distance of 232.35 feet; thence turn an angle to the right of 120 deg. 30 min. 53 sec. and run in a northerly direction for a distance of 59.82 feet; thence turn an angle to the right of 14 deg. 30 min. and run in a northerly direction for a distance of 44.81 feet; thence turn an angle to the left of 43 deg. 45 min. and run in a northwesterly direction a distance of 76.88 feet, more or less, to the point of beginning.

Less & except the following:

A parcel of land situated in the SW 1/4 of the SE 1/4 of Section 16, Township 22 South, Range 3 West, described as follows: Begin at a point where the South boundary of Highway 119 intersects the North boundary of Cherokee Street and go 154.00 feet along the south boundary of Highway 119; thence at an angle of 90 deg. 00 min. to the right go 200.00 feet; thence at an angle of 90 deg. 00 min. to the right go 154.00 feet to the north boundary of Cherokee Street; thence along this boundary 200.00 feet to the point of beginning; situated in Montevallo, Shelby County, Alabama.

GSF

RECORDING FEES

Mortgage Tax	\$	<u>          </u>
Deed Tax		<u>  300  </u>
Mineral Tax		<u>          </u>
Recording Fee		<u>  500  </u>
Index		<u>  100  </u>
		<u>  900  </u>

STATE OF ALABAMA  
 COUNTY OF SHELBY  
 JUDGE OF PROBATE

1984 SEP 18 AM 8:40

JUDGE OF PROBATE



SAFECO