

This instrument was prepared by

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456



**Cahaba Title, Inc.**

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 EIGHTY THOUSAND AND NO/100 (\$80,000.00) DOLLARS

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

LOIS BLACKMON, a widow

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

MARVIN E. HALL AND WIFE, MARY E. HALL

(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 NE 1/4 of the NE 1/4 of Section 30, Township 21 South, Range 2 West, described as follows: Commence at the NE corner of Section 30 and go North 86 deg. 40 min. 35 sec. West along the North boundary of said Section 49.47 feet to the point of beginning on the West boundary of Shelby County Road No. 87; thence continue North 86 deg. 40 min. 35 sec. West for 661.25 feet (661.65 feet deed) to the East boundary of Interstate Highway No. 65; thence South 16 deg. 33 min. 20 sec. East along said East boundary 265.39 feet (265.72 feet deed); thence South 86 deg. 40 min. 35 sec. East for 585.50 feet (584.53 feet deed) to the West boundary of Highway No. 87; thence North along said boundary 250.00 feet to the point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 145 page 373 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to Shelby County by instrument recorded in Deed Book 241 page 471 in Probate Office of Shelby County, Alabama.

Right-of-Way granted to State of Alabama by instrument recorded in Deed Book 204 page 104 in Probate Office of Shelby County, Alabama.

Right of way easement as shown by condemnation proceedings, final decree of same being recorded in Probate Minutes 27 page 698, dated June 28, 1965.

\$70,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Lois Blackmon is the surviving grantee of deed recorded in Deed Book 278 page 744 in Probate Office of Shelby County, Alabama. The other grantees, Edward G. Blackmon, having died on or about January 3, 1983.

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, I have hereunto set my hand(s) and seal(s), this 6th day of September, 1985

WITNESS: STATE OF ALA. SHELBY CO.  
I CERTIFY THAT  
THIS INSTRUMENT WAS RECORDED

Deed Tax 10.00  
Rec. 250  
Ind. 100  
1350

Lois Blackmon  
Lois Blackmon

1985 SEP 10 AM 8:46

STATE OF ALABAMA  
Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Lois Blackmon, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of September, A. D. 1986