

SEND TAX NOTICE TO:

Cora A. Mindler
208 E. Ventura Dr.
Bham, Al. 35235

THIS INSTRUMENT PREPARED BY:

JERRY N. QUICK

326 Main Street

Trussville, Al. 35173

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

1,300

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Ten Dollars and other good and valuable considerations DOLLARS (\$10.00)

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

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

Robert L. Mindler (a married man) and Mary A. Sanders (a married woman)
and Oran L. Mindler (a married man)

(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: Approximately .75 acres

lying and being in the NW- $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Sec. 11, Township 24 N. Range 15 East, Shelby County, Al. and being more particularly described as follows: Beginning at the NW corner of Sec. 11, run S. along the W line of said Sec. 11, 757.7' to the point of beginning, the centerline of a public road; thence run E along the centerline of said public road a distance of 112.5' to a point in the centerline of a second public road; thence run SE along the centerline of said second public road a distance of 216.2' to a point; thence run due W a distance of 220' to the W line of said Sec. 11 to a point; thence run due N along the W line of Sec. 11 a distance of 208.3' to the point of beginning. ALSO: The N 100' to the hereinafter described property, to-wit, A parcel of land situated in the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Sec. 11 Township 24 N, Range 15 E Shelby County, Al., more particularly described as follows: Starting at the NW corner of said Sec. 11, run South along the W line of said Sec. 11, 966' to the point of beginning, from the point of beginning thus obtained turn left 90 degree and run E 220' to the center of a public road, thence run in a SE direction along the center of said road a distance of 330', thence run in a Southerly direction along the center of said road a distance of 123'; thence run due West 366' to the West line of said Sec. 11, thence run North along the West line of said Sec. 11, 420' to the point of beginning, Subject to easement or right of way for public road.

The Grantor does herein reserve a life estate of the above described property or any part thereof. Said property shall not be sold or any liens or encumbrances are to be placed against said property or any part thereof without the specific written permission of the Grantor.

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:

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 and seal, this 16th day of January, 1985

WITNESS:

INSTRUMENT WAS FILED

1986 JUN 12 AM 11:53

Land Tax 1.50
Rec. 2.50
Index 2.00
6.00

State of

ALABAMA

SHELBY

COUNTY

General Acknowledgement

I, THE UNDERSIGNED AUTHORITY hereby certify that whose name is Cora A. Mindler signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, is known to me, acknowledged before she has executed the same voluntarily

Given under my hand and official seal this 16th day of January

A. D. 1985

Form 3091

Mary A. Sanders
Rt. 1, Box 469

Trussville, Al. 35173

Notary Public