

This instrument was prepared by

(Name) Mitchell A. Spears, Atty.  
P. O. Box 91  
(Address) Montevallo, AL 35115 2598



This Form furnished by

**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 NINETY SIX THOUSAND THREE HUNDRED SEVENTY ONE AND DOLLARS  
NINETY EIGHT ONE HUNDREDS (96,371.98)

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

JOHN C. SHEPHERD and wife, KAREN A. SHEPHERD

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

JANE STEWART, an unmarried woman

(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 SW  $\frac{1}{4}$  of Section 1, Township 22 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the SW corner of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 1, Township 22 South, Range 3, West, Shelby County, Alabama and run North along the West line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 693.87 feet to point of beginning; thence right 92 deg. 12 min. and run East and parallel to the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 1098.39 feet; thence left and run North and parallel to the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 20.0 feet; thence run East and parallel to the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section 220.0 feet to a point of intersection with the East line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence North along the east line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the NE corner of said  $\frac{1}{4}$ - $\frac{1}{4}$ ; thence west along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section to the NW corner of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section; thence south along the west line of said  $\frac{1}{4}$ - $\frac{1}{4}$  628.7 feet to point of beginning; being situated in Shelby County, Alabama.

SUBJECT TO: Mortgage from John C. Shepherd and wife, Karen A. Shepherd to Mary Belle Shipley and John H. Shipley dated February 26, 1981, in the amount of \$60,000.00, and recorded in Mortgage Book 410, Page 258 in the Office of the Probate Judge, Shelby County, Alabama; said Mortgage having an outstanding balance of \$52,671.98.

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 22 day of December, 1986

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1986 DEC 31 AM 1:19  
JUDGE OF PROBATE

Deed Tax - 44.00  
Rec'd 250  
Ind 1.00  
47.50

John C. Shepherd

Karen A. Shepherd

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 C. Shepherd and wife, Karen A. Shepherd 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 22 day of December, A. D. 1986.

M. A. Spears