

2751

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Five hundred dollars and other good valuable consideration DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, W. Paul Yeager, a married Man, James Austin Yeager, a married Man David Winston Yeager, a married man, and Patricia Ann Yeager Fuhrmeister, a married woman (herein referred to as grantors) do grant, bargain, sell and convey unto

Roy L. Martin and Jack A. McGuire

(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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF W. PAUL YEAGER. JAMES AUSTIN YEAGER, DAVID WINSTON YEAGER, OR PATRICIA ANN YEAGER FUHRMEISTER

SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHTS OF WAY OF RECORD.

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, we have hereunto set our hand and seal s, this 21st day of APRIL, 1987.

WITNESS:

[Signatures of Roy L. Martin and Jack A. McGuire]

[Signature of W. Paul Yeager]
W. Paul Yeager, as Attorney in Fact
for David Winston Yeager, James Austin
Yeager, and Patricia Ann Yeager Fuhrmeister
[Signature of W. Paul Yeager]
W. Paul Yeager, Individually

LAGMAN, MCBRAYER & FUHRMEISTER, P.C.
ATTORNEYS AT LAW
SUITE 102

FORM 134

200 CANADA PARK SOUTH
BIRMINGHAM, ALABAMA 35243

BOOK 127 PAGE 171

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

This form furnished by

ALABAMA TITLE COMPANY, INC.

Agents for

LOUISVILLE TITLE INSURANCE CO.

615 No. 21st Street

Birmingham, Alabama 35203

**LOUISVILLE TITLE INSURANCE
COMPANY**

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of Alabama

Shelby

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that W. Paul Yeager, as Attorney in Fact for David Winston Yeager, James Austin
Yeager, and Patricia Ann Yeager Fuhrmeister, and W. Paul Yeager, individually, a married man
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this

21st day of April

A. D., 1987

My Commission Expires Feb. 13, 1990

Notary Public

State of

COUNTY

General Acknowledgment

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

Given under my hand and official seal this

day of

A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, 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, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the

day of

19

Notary Public

EXHIBIT A ATTACHED

A parcel of land in Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, described as follows: Commence at the Southwest corner of said Section 13; thence run East along the South Section line 1152.30 feet; thence turn left 90 deg. 00 min. 00 sec. and run North 1611.34 feet to the crest of a ridge and the point of beginning; thence run Northeasterly along the crest of said ridge the following described bearings and distances: From the point of beginning, turn right 41 deg. 49 min. 43 sec. a distance of 60.27 feet; thence turn left 14 deg. 41 min. 08 sec. a distance of 206.03 feet; thence turn left 00 deg. 46 min. 10 sec. a distance of 238.97 feet; thence turn left 11 deg. 31 min. 45 sec. a distance of 169.56 feet; thence turn right 15 deg. 20 min. 44 sec. a distance of 250.39 feet; thence turn right 05 deg. 54 min. 10 sec. a distance of 41.32 feet; thence turn left 01 deg. 08 min. 57 sec. a distance of 230.66 feet; thence turn left 10 deg. 13 min. 47 sec. a distance of 182.72 feet; thence turn left 02 deg. 17 min. 53 sec. a distance of 52.64 feet; thence turn left 00 deg. 29 min. 02 sec. a distance of 87.72 feet; thence turn left 02 deg. 39 min. 00 sec. a distance of 154.96 feet; thence turn right 70 deg. 55 min. 24 sec. and leaving the crest of said ridge run East 770.93 feet to the Westerly right of way of a proposed 70 foot road; thence turn right 95 deg. 08 min. 53 sec. and run Southwesterly along said right of way 75.82 feet to the point of a clockwise curve having a central angle of 16 deg. 33 min. 51.5 sec. and a radius of 651.97 feet; thence run along the arc of said curve 188.49 feet to the point of tangent; thence run tangent to said curve 219.56 feet to the point of a counterclockwise curve having a central angle of 07 deg 32 min. 58 sec. and a radius of 4582.00 feet; thence run along the arc of said curve 603.74 feet to the point of tangent; thence run tangent to said curve 58.39 feet to the point of a counterclockwise curve having a central angle of 04 deg. 52 min. 12.5 sec. and a radius of 2856.84 feet; thence run along the arc of said curve 242.83 feet to the point of tangent; thence run tangent to said curve 457.76 feet to the point of a clockwise curve having a central angle of 25 deg. 15 min 14 sec. and a radius of 274.26 feet; thence run along the arc of said curve 164.96 feet; thence turn right 71 deg. 23 min. 28 sec. from the tangent of said curve and leaving proposed right of way run Southeasterly 742.89 feet to the point of beginning; being situated in Shelby County, Alabama.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 APR 27 AM 8:27

Thomas W. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ 50
2. Mtg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	3.00
TOTAL	11.00