

Important: Read Instructions on Back Before Filling out Form.

Inst # 1992-30899

12/22/1992-30899
08:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
0002 MCD 25.50

This instrument was prepared by

(Name) Harrison and Conwill

367

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

(Address) Columbiana, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand and no/100 and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

Robert Furline, Sr. and wife, Virgie Furline

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

Franklin D. Matherson and Jessie Faye Matherson

(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 S $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 14, Township 21 South, Range 3 West, being more particularly described as follows: Commence at the northwest corner of said S $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 14 and run thence north 88 deg. 30 min. east 532 feet; thence south 40 deg. east 111 feet; thence run south 15 deg. 30 min. east 185 feet to the north right-of-way line of Elliottsville Road to the point of beginning of the parcel being herein conveyed; thence run easterly along the north right-of-way line of said Elliottsville Road 140.0 feet to a point; thence run north 15 deg. 30 min. west a distance of 296 feet, more or less, to the south line of the Kent property; thence run in a westerly direction parallel with the north right-of-way line of said Elliottsville road and along the south line of said Kent property to the northwest corner of the Robert Furline property and which is the east line of the Comer property; thence run south 18 deg. 30 min. east a distance of 210 feet to the north right-of-way line of said Elliottsville road; thence run easterly along the north right-of-way line of said road to the point of beginning.

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RECORDED
FEB 23 1992
10 06 PM
SHELBY COUNTY, ALA.

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 title 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 14th day of February, 1974.

WITNESSES:
Deborah Hunt (Seal)
J. P. Pullen (Seal)

Robert Furline, Sr. (Seal)
Virgie Furline (Seal)
Virgie Furline (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Carolyn Morris, a Notary Public in and for said State, hereby certify that Robert Furline, Sr. and wife, Virgie Furline, whose name is signed to the foregoing conveyance, and who are known to me, appeared 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 14th day of February, 1974.

Form 44A-31

Carolyn Morris
Notary Public

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