

See Mtg 314 - 62

This instrument was prepared by

3337

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, Alabama

Form 1-1.5 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY THOUSAND FIVE HUNDRED AND NO/100 (\$20,500.00)---DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
CHARLES FLYNN GERALD and wife, JEANETTE GERALD

(herein referred to as grantors) do grant, bargain, sell and convey unto
STEPHEN MARC FURMAN and wife, BETTY FAYE FURMAN

(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:

Part of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West,
and part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West,
Shelby County, Alabama, more particularly described as follows: Commence at
the southeast corner of the above said SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16 and in
a northerly direction along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ run a distance of 250.0
feet, to the point of beginning, thence turn an angle of 88°30' to the left
for a distance of 268.47 feet to the southerly right of way line of the
County Road, thence turn an angle of 150°16' 24" to the right along said
right of way for a distance of 398.0 feet, thence turn an angle of 99°56'06"
to the right for a distance of 207.63 feet, thence turn an angle of 109°01'
to the right for a distance of 147.48 feet to the point of beginning.

Mineral and mining rights excepted.

Subject to easements to Alabama Power Company as shown by instruments recorded
in Volume 129, Page 561, and Volume 179, Page 370, in the Probate Office of
Shelby County, Alabama.

\$20,500.00 of the consideration recited above was paid from a mortgage loan
closed simultaneously herewith.

UCC FILE IN DEPT.
REC. DIVISION AS SHOWN
1970 MAY 27 PM 1:00
SHelby County, Alabama
NOTARY PUBLIC
JAMES L. GERALD

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 23rd
day of May, 1970.

WITNESS:

(Seal)
(Seal)
(Seal)

Charles Flynn Gerald (Seal)
CHARLES FLYNN GERALD
Jeanette Gerald (Seal)
JEANETTE GERALD

STATE OF ALABAMA }
JEFFERSON COUNTY }

the undersigned, a Notary Public in and for said County, in said State,
hereby certify that CHARLES FLYNN GERALD and wife, JEANETTE GERALD
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 23rd day of May, A. D., 1970.

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Robert O. Driggers
Notary Public.