

(Name).....

(Address).....

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

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand Three Hundred & No/100 DOLLARS 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, Stephen Marc Furman and wife, Betty Faye Furman

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

Thomas W. Townley and Sharon B. Townley

(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 degrees 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 degrees 16' 24" to the right along said right of way for a distance of 398.0 feet, thence turn an angle of 99 degrees 56' 06" to the right for a distance of 207.63 feet, thence turn an angle of 109 degrees 01' to the right for a distance of 147.48 feet to the point of beginning. Mineral and mining rights excepted.

This conveyance is subject to the following:

- 1) Advalorem taxes due and payable October 1, 1973.
- 2) Easement to Alabama Power Company as shown by instruments recorded in Volume 179, Page 370, and Volume 129, Page 561, in the Probate Office of Shelby County, Alabama.
- 3) As part of the consideration the grantees herein agree to assume and pay that certain mortgage dated May 23, 1970 executed by Stephen Marc Furman, and wife, Betty Faye Furman to W. B. Leedy & Company, Inc., in the principal amount of \$20,500.00, filed for record May 27, 1970 at 9:56A.M. and recorded in Book 314, Page 62, in the Probate Office of Shelby County, Alabama, and assigned to Federal National Mortgage Association in Book 262, Page 540, and corrected by Book 262, Page 548, in the said Probate Office., and for the same consideration (over)

As a part of the consideration above the grantees herein have executed a purchase money mortgage to grantors in the amount of \$2,500. 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 30th day of June, 1973.

WITNESS:

.....(Seal)

.....(Seal)

.....(Seal)

Stephen Marc Furman

Betty Faye Furman

General Acknowledgment

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Stephen Marc Furman and wife Betty Faye Furman 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 30 day of June, A. D., 1973.

Joe G. Scott
Notary Public.

The grantees herein, hereby assume the obligation of Stephen Marc Furman and Betty Faye Furman, under the terms of the instruments and VA regulations authorizing, creating, and securing the loan to indemnify the VA to the extent of any claim payment arising from the guarantee or assurance of the indebtedness above mentioned.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Rec'd 2nd 5:50
1973 JUL - 2 AM 9:41

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

Consolidated

- JUDGE OF PROBATE



19730702000037690 2/2 \$.00
Shelby Cnty Judge of Probate, AL
07/02/1973 12:00:00 AM FILED/CERT

BOOK 281 PAGE 121

THIS FORM FROM
LAWYERS TITLE INSURANCE CORP.
Title Insurance
BIRMINGHAM, ALA.

5.50
1.45
6.95

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

TO

Noted Reel 2020
5353 Highway 380 28
RETURN TO
Blair 35243