

This instrument was prepared by

(Name) RICHARD W. BELL, Attorney at Law

(Address) P. O. Box 427, Pelham, Alabama 35124

19750624000032800 1/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1975 12:00:00AM FILED/CERT

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 Nine thousand two hundred and no/100 (\$9,200.00) DOLLARS and the assumption of that certain mortgage described below

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

Ralph Lamar Marshall and wife, Donna L. Marshall,

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

Luis M. Pagan - Tubens and wife, Elaine C. Pagan - Tubens,

(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:

From the Northwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 18 South, Range 2 East run easterly along the north boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 866.03 feet to a point on the center line of a Telephone line for the point of beginning of the land herein described; thence turn left an angle of 123 deg. 22 minutes and run northwesterly along the center line of telephone line 209.94 feet; thence turn right an angle of 62 deg. 29 min. and run northeasterly along the center of an old road for 237.31 feet; thence turn right an angle of 12 deg. and continue northeasterly along the center of old road 286.65 feet; thence turn right an angle of 03 deg. 59 min. and continue northeasterly along the center of old road for 100.64 feet to a branch; thence turn right an angle of 89 deg. 42 min. and run southeasterly along branch for 85.4 feet; thence turn right an angle of 17 deg. 24 min. and continue southeasterly along branch 71.16 feet; thence turn right an angle of 24 deg. 14 min. and continue southeasterly along branch for 163.71 feet; thence turn right an angle of 11 deg. 06 min. and continue southwesterly along said branch for 133.85 feet; thence turn right an angle of 04 deg. 29 min. and continue southwesterly along same branch for 219.62 feet to a property line fence; thence turn left an angle of 40 deg. 56 min. and run southeasterly along said fence 136.26 feet; thence turn left an angle of 61 deg. 58 min. and run easterly along said fence for 129.41 feet; thence turn right an angle of 90 deg. 56 min. and run Southerly along said fence for 309.22 feet; thence turn left an angle of 01 deg. 22 min. and continue southerly along said fence for 386.55 feet to a point on the center line of said Telephone line; thence turn right an angle of 148 deg. 08 min. and run northwesterly along the center line of said telephone line for 928.23 feet, more or less, to the point of beginning. This land being a part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, NE $\frac{1}{4}$ of SW $\frac{1}{4}$ and SW $\frac{1}{4}$ of SE $\frac{1}{4}$ Sec. 19, Tp. 18 S, Range 2 East and being 9.0 acres, more or less. SEE REVERSE HEREOF FOR RESTRICTIONS.

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

day of June, 1975.

WITNESS:

(Seal)

(Seal)

(Seal)

Ralph Lamar Marshall (Seal)

Ralph Lamar Marshall

Donna L. Marshall (Seal)

Donna L. Marshall

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, THE UNDERSIGNED

, a Notary Public in and for said County, in said State, hereby certify that Ralph Lamar Marshall and wife, Donna L. Marshall,

whose name s 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 each executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20 day of June A. D., 1975.

Notary Public.

SUBJECT TO:

Easements and restrictions of record.

Grantees herein assume and agree to pay that certain mortgage Guaranty Savings & Loan Association recorded in Volume 340 at page 533 in the Probate Office of Shelby County, Alabama, and dated July 3, 1974.

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

1975 JUN 24 AM 8:24

Need Jaf 9:50

Conceding

JUDGE OF PROBATE

19750624000032800 2/2 \$.00
Shelby Cnty Judge of Probate, AL
06/24/1975 12:00:00AM FILED/CERT

BOOK 293 PAGE 87

WARRANTY DE
JOINTLY FOR LIFE WITH REM
TO SURVIVOR

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

RETURN TO

