

This instrument was prepared by

1909

Donald L. Newsom
of CORRETT, NEWSOM, ROGERS & MAY, Attys.

(Name)

(Address)

529 Frank Nelson Building
BIRMINGHAM, ALABAMA 35203

Form 1-15 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 Thirty four thousand, three hundred twenty and No/100- - - - DOLLARS

See Mtg 360-306

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

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

James F. Donovan and wife, Dorothy H. Donovan

(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:

Commence at the Southeast corner of Section 31, Township 18 South, Range 1 West, thence run North along the East line of said Section a distance of 1663.70 feet; thence turn an angle of 90 degrees 18 minutes 08 seconds to the left and run a distance of 533.53 feet to the point of beginning; thence continue in the same direction a distance of 265.53 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 271.52 feet to the North right of way line of U.S. Hwy. 280; thence turn an angle of 96 degrees 52 minutes to the left and run along said Hwy right of way a distance of 267.45 feet; thence turn an angle of 83 degrees 08 minutes to the left and run a distance of 239.54 feet to the point of beginning. Situated in the NE 1/4 of the SE 1/4 of Section 31, Township 18 South, Range 1 West, Huntsville Meridian, Shelby County, Alabama.

Subject to ad valorem taxes for tax year 1977;
Subject to right of way to Alabama Power Company recorded in Volume 112, page 131; Volume 129, page 151 and Volume 220, page 349, Probate Office of Shelby County, Alabama.

\$24,000.00 of the purchase price recited above was paid by the execution of a Purchase Money Mortgage simultaneously with delivery of this deed.



19761208000118450 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/08/1976 12:00:00 AM FILED/CER1

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, I have hereunto set my hand(s) and seal(s), this 7th day of December, 1976

WITNESS:
1976 DEC -8 AM 8:24
Seal
Seal
Seal

Gladys Kreider
Gladys Kreider (Seal)

BOOK 302 PAGE 497

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gladys Kreider, a widow whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7th day of December, A. D., 1976

Donald L. Newsom
Notary Public