

This instrument was prepared by

(Name) MARSHALL E. SMITH, III, ATTORNEY AT LAW 6623

(Address) 1920 MAYFAIR DRIVE, HOMEWOOD, ALABAMA 35209

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 Thirty eight thousand and 00/100 (\$38,000.00)----- DOLLARS

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

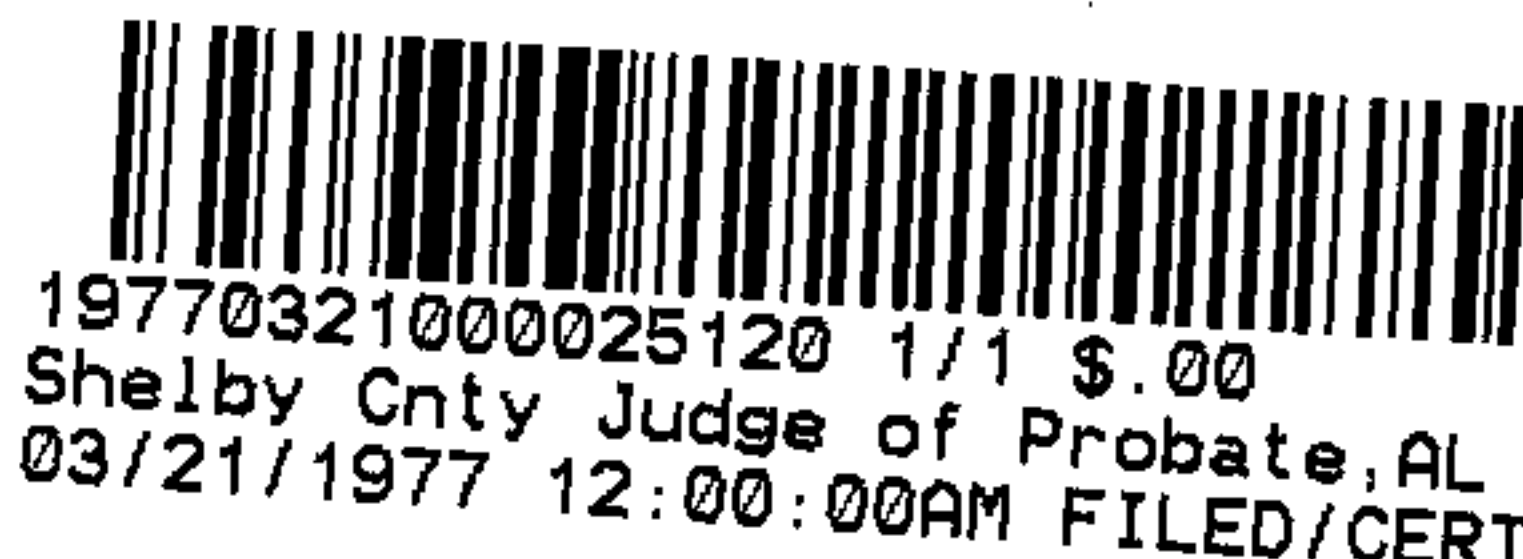
JUNE M. MASSEY, a single woman  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
WILLIAM C. JAMES AND HELEN JAMES

(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:

Begin at the NW corner of the NE 1/4 of SW 1/4 of Section 2, Township 24 Range 13 East and run Easterly along the North side of the said quarter-quarter for 33.5 ft to the point of beginning. Then turn an angle of 94 deg 17 min 40 sec to the left and run 300 ft. Then turn an angle of 85 deg 18 min 51 sec to the right and run 113.54 ft to a point on the West R.O.W. of U.S. Highway #31. Then turn an angle of 72 deg 54 min 4 sec to the right and run 352.80 ft along the West R.O.W. of said road. Then turn an angle of 1 deg 27 min 37 sec to the right and run 120.62 ft along the said R.O.W. Then turn an angle of 107 deg 12 min 47 sec to the right and run 283.04 ft. Then turn an angle of 91 deg 47 min 52 sec to the right and run 146.84 ft back to the point of beginning. Begin a protion of the SE quarter of NW quarter of Section 2, Township 22, North Range 13 East containing 2.065 acres, more or less.

Subject to easements and restrictions of record

Subject to ad valorem taxes



Thirteen thousand dollars of the purchase price cited above paid through purchase money mortgage closed simultaneously, herewith

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 11<sup>th</sup> day of March, 1977.

WITNESS: *Ed Jay \$25.00*  
1977 MAR 21 AM 9:57 (Seal)  
*Thomas C. [unclear] \$150*  
JUDGE OF PROBATE (Seal)  
*\$27.50* (Seal)

*June M. Massey* (Seal)  
JUNE M. MASSEY (Seal)  
(Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, Marshall E. Smith, III, a Notary Public in and for said County, in said State, hereby certify that June M. Massey 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 11<sup>th</sup> day of March, A. D., 1977.

MY COMMISSION EXPIRES APRIL 28, 1979

Notary Public.