

This instrument was prepared by

(Name) Kenneth D. Wallis, Attorney

2469

(Address) Suite 107-1009 Montgomery Highway South, Birmingham, Al. 35216

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Five Thousand and No/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Terrell Lane Adams and wife, Loretta G. Adams (herein referred to as grantors) do grant, bargain, sell and convey unto

Stuart Gregory Collier and wife, Leigh Brooks Collier (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 NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 18 South, Range 1 West, more particularly described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ section and run south along the east line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 165.0 feet; thence run west parallel to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 343.0 feet to the point of beginning, said point of beginning being 30 feet Westerly of the center line of County Road as constructed; thence continue West along last described course 260.0 feet; thence an angle of 90 degrees and run in a southerly direction 84.0 feet; thence an angle left of 90 degrees and run east and parallel to the north line of said $\frac{1}{4}$ - $\frac{1}{4}$ section 249.5 feet to a point 30 feet westerly of the center line of County Road as constructed; thence an angle left of 82 degrees 52'30" and run northeasterly 84.65 feet of point of beginning. Mineral and mining rights excepted.

19771005000105720 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/05/1977 12:00:00AM FILED/CERT

Subject to the following:

1. Taxes due in the year 1978.
2. Encroachment of fence as shown by survey of Laurence D. Wegand dated August 31, 1977.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan 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, We have hereunto set our hand(s) and seal(s), this 4th. day of October, 1977.

WITNESS:

STATE OF ALABAMA, SHELBY CO. (Seal)

Terrell Lane Adams (Seal)

1977 OCT -5 PM 2:45 (Seal)

Loretta G. Adams (Seal)

JUDGE OF PROBATE (Seal)

Dec Mtg. 370-166

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terrell Lane Adams and wife, Loretta G. Adams 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 4th. day of October, A. D. 1977.

Patricia Alabama Shasher

Notary Public.