

This instrument was prepared by

(Name) Phillip J. Sarris

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19771008000107050 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/08/1977 12:00:00AM FILED/CERT

(Address) 1920 Mayfair Drive, Birmingham, Alabama 35209

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 One and no/100----- (\$1.00)----- 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, Gordon R. Cleage and wife, Von Dell Cleage

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

John J. Sarris and Catherine C. Sarris

(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:

A portion of the SE 1/4 of the NW 1/4 of Section 23, T-21-S, R-3-W more particularly described as follows:

Begin at the N.W. corner of the SE 1/4 of the NW 1/4 of Section 23, T-21-S, R-3-W and run southerly along the west side of the said quarter-quarter for 210.00 ft. to the point of beginning. Then continue southerly along the said quarter-quarter line for 16.25 ft., then turn an angle of 86 deg 47 min 36 sec to the left and run easterly for 54.66 ft. to a fence corner on the east side of State Highway No. 119, then continue easterly along a fence (agreed property boundary) for 962.95 ft., then turn an angle of 93 deg 09 min 27 sec to the left and run northerly for 40.95 ft., then turn an angle of 88 deg 13 min 58 sec to the left and run westerly for 1016.57 ft. back to the point of beginning.

The above described parcel contains .67 acres and is subject to the easements, rights of ways, and restrictions of record.

Attached hereto and made a part hereof by reference and adoption is a survey by William J. Egan, Jr., dated July 18, 1977, wherein the agreed line mentioned in the aforementioned legal is shown and which survey is the basis for the aforementioned legal description. The grantees will not build a building within the easterly 100 ft. of the property herein conveyed which would be from the southeast corner of the property herein conveyed westerly 100 ft. then northerly to the deed line as shown on the attached survey by William J. Egan, Jr., then easterly to the northeasterly corner of this property herein conveyed and then southerly back to the point of beginning for the description where no building would be built so long as the grantors own the land in question. It is the intention of both the grantor and the grantee to establish the fence as it existed on July 18, 1977, which runs along the line described above between the two parcels of land/as being the property line, regardless of where any future surveyors, may place the 1/4 section corners, 1/4 section lines, or described property line

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 24th day of August, 1977.

WITNESS:
1977 OCT -8 AM 10:28 (Seal)
Thomas A. [Signature] (Seal)
JUDGE OF PROBATE (Seal)

Gordon R. Cleage (Seal)
Gordon R. Cleage

Von Dell Cleage (Seal)
Von Dell Cleage

Von Dell Cleage (Seal)
Von Dell Cleage

STATE OF ALABAMA
Jefferson COUNTY
Deed 50
Rec. 1.50
Index 1.00
3.00

General Acknowledgment

[Signature], a Notary Public in and for said County, in said State, hereby certify that Gordon R. Cleage and wife, Von Dell Cleage 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of August, A. D., 1977.

John J. Sarris
R. 1 Box 99

[Notary Seal: SUSAN O. TOMANSKY, STATE AT LARGE, MY COMMISSION EXPIRES NOVEMBER 12, 1978]
[Signature] Notary Public.

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