

This instrument is prepared by

(Name) Stephen R. Arnold, JONES, ARNOLD & RODEN, Attorneys at Law

(Address) 301 Title Building, Birmingham, Alabama 35203

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

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY }

That in consideration of FIFTY-NINE THOUSAND, FIVE HUNDRED AND NO/100 DOLLARS

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

ERNEST E. LACKEY and wife, DOROTHY S. LACKEY
(herein referred to as grantors) do grant, bargain, sell and convey unto

JOHN ANDRESEN and wife, LOIS ANDRESEN

(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 SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 15, Township 19 South, Range 2 West, being more particularly described as follows: Commence at the Southeast corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 16, Township 19 South, Range 2 West, and run in a Northerly direction along the East line of said quarter section for a distance of 250 feet, thence turn an angle of 88°30' to the left and run in a Westerly direction for a distance of 268.47 feet to the Southerly right-of-way of Valleydale Road, thence turn an angle of 150°16'24" to the right and run along said right-of-way line for a distance of 398 feet to the Point of Beginning, thence turn an angle to the right of 99°56'06" and run in a Southeasterly direction for a distance of 207.63 feet, thence turn an angle to the left of 71°0' and run in an Easterly direction for a distance of 115.59 feet, thence turn an angle to the left of 109°12'06" and run in a Northwesterly direction for a distance of 264.27 feet to a point on the right-of-way line on Valleydale Road, thence turn an angle to the left of 99°44' and run in a Southwesterly direction along said right-of-way line of Valleydale Road for a distance of 110 feet to the point of beginning. Mineral and mining rights excepted.

Subject to easements, rights-of-way, restrictions, limitations, and covenants of record.

AS PART OF THE CONSIDERATION HEREIN:

Grantees to execute a purchase money mortgage to Guaranty Savings and Loan Association simultaneously herewith in the amount of \$44,500.

19780306000027400 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
03/06/1978 12:00:00AM FILED/CERT

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 March, 1978.

WITNESS:

STEPHEN R. ARNOLD (Seal)

CERTIFY THIS

INSTRUMENT WAS FILED

1978 MAR 16 AM 10:32

Deed Tax

1500

Seal No - 375-430

(Seal)

Rec. 150

100

THOMAS A. JONES

JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY }

1750

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said county in said State, hereby certify that Ernest E. Lackey and wife, Dorothy S. Lackey, 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 3rd day of

March, 1978.

GUARANTY SAVINGS
AND LOAN ASSOCIATION

2012 Second Ave. North • Birmingham, Alabama 35203

Joe W. Johnson
Notary Public