

This instrument was prepared by

FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

306

STATE OF ALABAMA
SHELBY COUNTY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND SIXTY FOUR AND 81/100-----(\$17,064.81) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Coy Shirley and wife, Naomi A. Shirley (herein referred to as grantors) do grant, bargain, sell and convey unto

Terry L. Colafrancesco and Annette Colafrancesco

(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 northeast corner of the northwest quarter of the southeast quarter of Section 31, Township 18 South, Range 1 East, Shelby County, Alabama, run thence in a southerly direction along the east line of said quarter-quarter 628.59 feet; thence turn an angle of 89 degrees 43' 46" right and run in a westerly direction 281.95 feet; thence turn an angle of 49 degrees 59' 47" right and run in a northwesterly direction 737.35 feet; turn thence an angle of 42 degrees 15' 10" left and run in a westerly direction 149.67 feet; thence turn an angle of 125 degrees 45' 46" right and run north-easterly 74.99 feet; thence turn an angle of 47 degrees 12' 57" right and run eastwardly 855.66 feet to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$ 13,389.81 of the purchase price recited above was paid from purchase money mortgage loan closed simultaneously herewith.

Coy Shirley, one of the grantors herein, is one and the same person as Coy C. Shirley.

311 PAGE 431

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Shelby Cnty Judge of Probate, AL
04/11/1978 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 6th day of April, 19 78.

WITNESS:

STATE OF ALA SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1978 APR 11 AM 8:39 (Seal)
Coy Shirley (Seal)
Naomi A. Shirley (Seal)
Thomas A. Snow, Jr. JUDGE OF PROBATE (Seal)
650 General Acknowledgment

I, the undersigned Evelyn C. August, a Notary Public in and for said County, in said State, hereby certify that Coy Shirley and wife, Naomi A. Shirley, 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 6th day of April, A. D., 19 78.

NOTARY PUBLIC
Evelyn C. August
Notary Public.