

THIS INSTRUMENT PREPARED BY:

459  
Daniel M. Spitler, Attorney  
1970 Chandalar South Office Park  
Pelham, Alabama 35124

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Fifteen Thousand One Hundred Ninety-Three and 75/100--DOLLARS

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

Joseph Harold Neal, an unmarried man,

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

Gerald W. Espey and wife, Linda D. Espey

(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:

311 PAGE 620  
Part of the West one-third of the East Half of the NE-1/4 of Section 2, Township 22 South, Range 2 West, North of County Road No. 42, situated in Shelby County, Alabama, more particularly described as follows: Begin at the NE corner of Section 2, Township 22 South, Range 2 West, and run Southerly along the East side of the said section for 1112.30 feet to a point on the North right-of-way of Shelby County Road No. 42, then turn an angle of 87° 49' 19" to the right and run Westerly along the said right-of-way for 885.35 feet to the point of beginning. Then continue along the last described course for 442.78 feet, then turn an angle of 92° 22' 04" to the right and run Northerly for 1215.82 feet, then turn an angle of 92° 06' 22" to the right and run Easterly for 441.40 feet, then turn an angle of 87° 49' 53" to the right and run Southerly for 1181.31 feet back to the point of beginning.

BOOK Mineral and mining rights are specifically reserved and excepted from this conveyance by the grantors herein.

\$6,193.75 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.



19780424000048560 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/24/1978 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:

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 and seal, this day of 14 April, 19 78

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

Joseph Harold Neal  
Joseph Harold Neal

State of

VIRGINIA

County

General Acknowledgement

I, the undersigned Wanda J. Reed, a Notary Public in and for said County, in said State, hereby certify that Joseph Harold Neal, an unmarried man, 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of April, A. D., 1978.

MY TERM EXPIRES OCT. 22, 1980

Form 3091

Daniel Spitler

Wanda J. Reed

Notary Public