

496

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-One Thousand Four Hundred Forty-Eight and 50/100 Dollars to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, I, Joseph Harold Neal, an unmarried man, (herein referred to as grantor) do grant, bargain, sell and convey unto David L. Shepherd, Sr. and wife, Barbara Shepherd and Geneva Edney, (herein referred to as grantees), for and during their joint lives and upon the death of one of them then to the two survivors and upon the death of either of the two survivors, to the then 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:

Portion of the West one-third of the East Half of the NE-1/4 of Section 2, Township 22 South, Range 2 West, South 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 1202.36 feet to a point on the South 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 885.57 feet to the point of beginning. Then continue along the last described course for 177.81 feet, then turn an angle of 90° 00' to the right and run Northerly along said right-of-way for 10.00 feet, then turn an angle of 90° 00' to the left and run Westerly along the said right-of-way for 264.65 feet, then turn an angle of 87° 37' 56" to the left and run Southerly for 1397.61 feet, then turn an angle of 89° 22' 26" to the left and run Easterly for 444.07 feet, then turn an angle of 90° 41' 19" to the left and run Northerly for 1410.77 feet back to the point of beginning.

Subject to easements and restrictions of record.

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

\$15,548.50 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 one of them then to the two survivors and upon the death of either of the two survivors, to the then 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 do, for myself and for my heirs, executors and administrators covenant with the said grantees, their heirs and assigns, that I am

19780510000056630 1/2 \$.00
Shelby Cnty Judge of Probate, AL
05/10/1978 12:00:00AM FILED/CERT

Daniel Spiller

lawfully seized in fee simple of said premises; that they are free from all encumbrances; that I have a good right to sell and convey the same as aforesaid; that I will, and my 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

14 day of April, 1978.

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Shelby Cnty Judge of Probate, AL
05/10/1978 12:00:00AM FILED/CERT

Joseph Harold Neal
Joseph Harold Neal

STATE OF VIRGINIA)
COUNTY OF Page)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Joseph Harold Neal, 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, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1978 MAY 10 AM 8:27

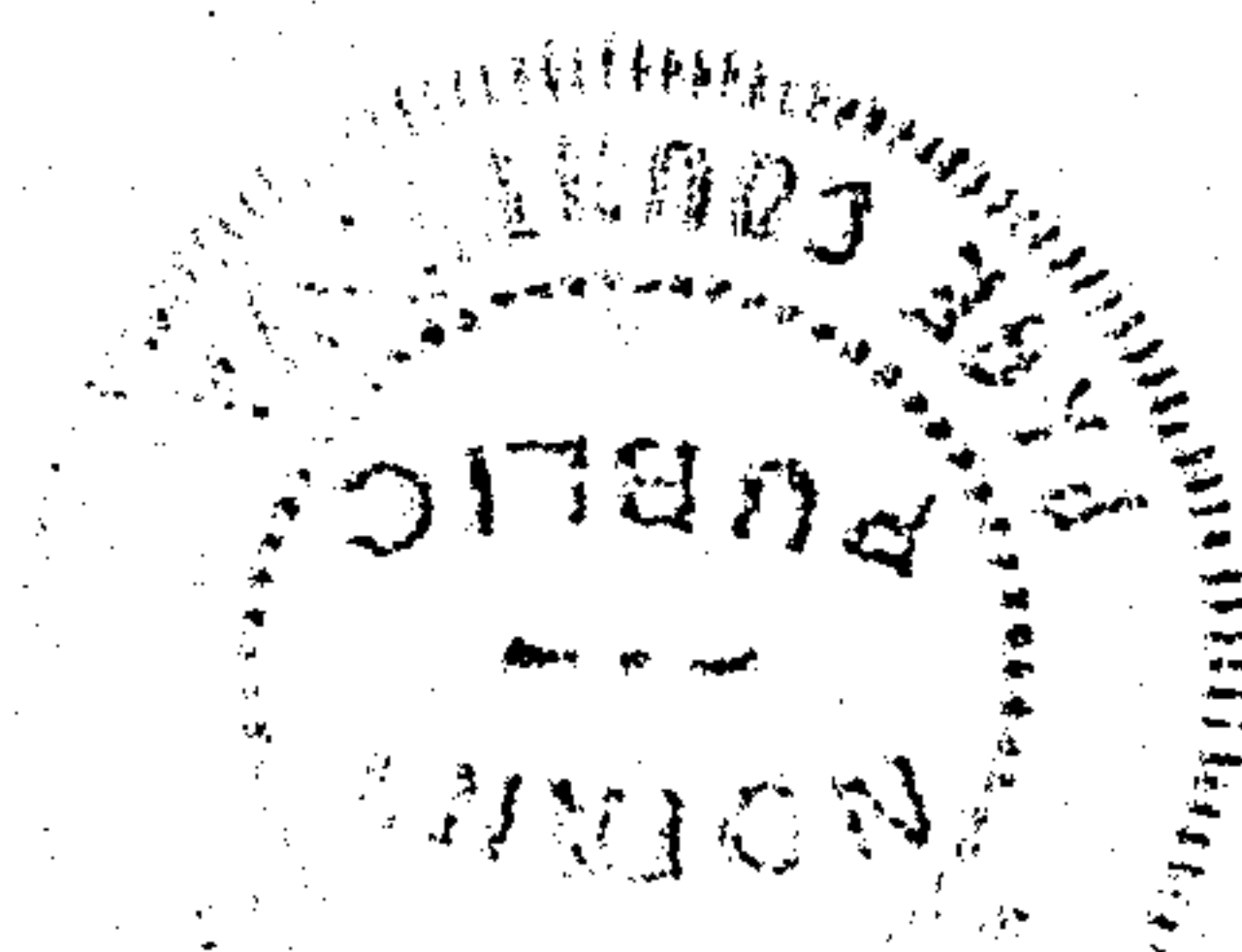
Thomas A. Smathers, Jr.
JUDGE OF PROBATE

Deed 6.00
Rec. 3.50
Index 1.00
10.50

See Mtg. 377-841

Wanda J. Reed
Notary Public

My Commission Expires: Oct. 22, 1988



This instrument was prepared by Daniel M. Spitler, Attorney, Suite 100, Spitler Building, 1970 Chandalar South Office Park, Pelham, Alabama 35124.