

WARRANTY DEED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

THE STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, Charles W. Mobley and wife, Patricia D. Mobley,

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto Donald R. Lansford and Deborah C. Lansford

(herein referred to as GRANTEEES) 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 the County of Shelby, and the State of Alabama, to-wit:

Commence at the Northwest corner of the Northwest one-fourth of the Northeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama; thence proceed North 89° 54' East, along the North boundary of said quarter-quarter section for a distance of 382.72 feet to a point on the Westerly right-of-way line of a Shelby County Paved Road (Chancellor Ferry Road); thence proceed South 29° 04' East along the Westerly right-of-way line of said road for a distance of 2085.61 feet; thence turn an angle of 117° 01' to the right and proceed South 87° 57' East for a distance of 144.73 feet to a point on the Westerly boundary of an old field road and the point of beginning. From this beginning point continue South 87° 57' East for a distance of 250 feet; thence turn an angle of 90° to the left and proceed South 2° 03' East for a distance of 200 feet; thence turn an angle of 90° to the left, and proceed North 87° 57' East for a distance of 99.72 feet, to a point on the Westerly boundary of said field road; thence proceed North 53° 35' East along the Westerly boundary of said field road for a distance of 142.02 feet; thence proceed North 23° 25' East along the Westerly boundary of said field road for a distance of 53.49 feet; thence proceed North 5° 57' East along the Westerly boundary of said field road for a distance of 72.2 feet to the point of beginning. The above described land is located in the Southwest one-fourth of the Southeast one-fourth of Section 3, Township 20 South, Range 2 East, Shelby County, Alabama, and contains 0.95 acres.

This conveyance is subject to any easements, restrictions or reservations appearing of record which affect subject property.

Grantors herein also convey a non-exclusive right to the Grantees herein to use the old field road which runs along the Eastern and Southeastern boundary of the property herein above conveyed, for the purpose of ingress and egress.

19780519000061650 1/1 \$.00
Shelby Cnty Judge of Probate, AL
05/19/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD to the said GRANTEEES 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 their heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And X (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns, that X ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~my~~ (our) heirs, executors, and administrators shall warrant and defend the same to the said GRANTEEES, 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 7th day of April, 19 78

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

1978 MAY 19 AM 9:39

PATRICIA D. MOBLEY

THE STATE OF ALABAMA, Thomas G. Snowden, Jr.
COUNTY.) JUDGE OF PROBATE

I, the undersigned authority, a Notary Public in and for said State of Alabama, hereby certify that Charles W. Mobley and Patricia D. Mobley

who 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

Given under my hand and official seal this 7 day of April, 19 78

My Commission Expires Sept. 8, 1979 Notary Public.

This instrument was prepared by: Jesse M. Williams, III
RUSHTON, STAKELY, JOHNSTON & GARRETT, P.A.
POST OFFICE BOX 270
MONTGOMERY, AL. 36101

FOR RECORDING ONLY