

This instrument was prepared by

(Name) Walter M. Beale, Jr. 452

(Address) 600 North 18th Street, Birmingham, Alabama 35203

Form 1-15 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 Thirteen Thousand Nine Hundred Fifty-nine and No/100 (\$13,959.00) DOLLARS

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

Luther L. Doty, Jr. and wife, Jean H. Doty

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

Robert Henry Cordell, Jr. and wife, Janis Clayton Cordell

(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:

That part of the NE-1/4 of the NW-1/4 of Section 10, Township 19 South, Range 1 West, Shelby County, Alabama, described as follows: Begin at the Northeast corner of said 1/4-1/4 Section and run thence Westerly along the North line of said 1/4-1/4 Section a distance of 395.14 feet; thence turn an angle to the left of 91 deg. 13' and run Southerly 415.90 feet; thence turn an angle to the left of 72 deg. 02 min. 30 sec. and run Southeasterly 401.79 feet to the East line of said 1/4-1/4 Section; thence turn an angle to the left of 106 deg. 33' 30" and run Northerly along said East line 531.17 feet to the point of beginning, containing 4.23 acres, more or less.

Also, a 15-foot easement for a drive 7.5 feet either side of a centerline described as follows: Commence at the Northwest Corner of the above described tract of land; thence Southerly along the West line of said parcel 321.02 feet to a point, such point being the point of beginning of the centerline of the easement described herein; from such point of beginning, turn an angle of 93°- 49' left and run Westerly along said centerline 108.35 feet; thence turn an angle to the right of 20°- 25'- 30" and run along said centerline 233.95 feet; thence turn an angle to the left of 48°- 45'- 30" and run along said centerline 81.78 feet; thence turn an angle to the right of 79°- 12'- 30" and run along said centerline 92.93 feet to a point on the Easterly Right of Way line of County Highway No. 41, such point being the point of termination of such centerline.

Subject to restrictions, limitations and covenants as shown by that certain instrument dated October 6, 1973, recorded on October 20, 1973, in Misc. Book 6, Page 236, in the Probate Office of Shelby County, Alabama.

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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 ~~x~~ (we) do for ~~myself~~ (ourselves) and for ~~my~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~they~~ (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 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 August 4th day of August, 1978.

WITNESS:

STATE OF ALA. SHELBY CO. DEED TAX WAS FILED

AUG - 9 PM 1:50

JUDGE OF PROBATE

(Seal) 14.00
Luther L. Doty, Jr.
(Seal) Rec. 1.50
1.00
Jean H. Doty
(Seal) 16.50

Luther L. Doty, Jr.
Jean H. Doty



19780809000104820 1/1 \$.00
Shelby Cnty Judge of Probate, AL
08/09/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, WALTER M. BEALE, JR., a Notary Public in and for said County, in said State, hereby certify that Luther L. Doty, Jr. and wife, Jean H. Doty, 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 August 4th day of August, 1978.

Thomas T. Galantero et al.
1600 B...
B'ham 35203

Walter M. Beale, Jr.
Notary Public

