

This instrument was prepared by

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(Name) Robert O. Driggers, Attorney
(Address) 1736 Oxmoor Road, Homewood, Alabama 35209

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
JEFFERSON COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirty Nine Thousand Nine Hundred and No/100---- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
W. C. PARKER, JR., unmarried
(herein referred to as grantors) do grant, bargain, sell and convey unto

OLAN LOYD SHIREY, JR. and JULIA R. SHIREY

(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:

From the SE Corner of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 23, Township 19 South, Range 1 East, run North along the East boundary of said $\frac{1}{4}$ - $\frac{1}{4}$ a distance of 651.18 feet; thence left 41 deg. 08' a distance of 168.40 feet; thence right 38 deg. 09' a distance of 40 feet to the point of beginning; thence continue in a straight line a distance of 171.61 feet; thence left 90 deg. 00' a distance of 153.78 feet; thence left 108 deg. 00' a distance of 180.44 feet; thence left 72 deg. 00' a distance of 98.02 feet to the point of beginning. Situated in Shelby County, Alabama.

This conveyance is subject to:

1. Taxes for 1979 and subsequent years.
2. Easements to Alabama Power Co. recorded in Deed Book 195, Page 310; in Deed Book 117, Page 94 and in Deed Book 111, Page 157, in Probate Court.
3. Permit and easement to South Central Bell recorded in Deed Book 312, Page 433, in Probate Office.

\$37,900.00 of the consideration recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

19781028000145150 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/28/1978 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, I W. C. Parker, Jr. have hereunto set my hand(s) and seal(s), this 27 day of October, 19 78.

WITNESS:

W. C. Parker, Jr. (Seal)
W. C. PARKER, JR. (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that W. C. Parker, Jr., unmarried 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 27 day of October, A. D., 19 78

Notary Public.