

This instrument prepared by

(Name) Daniel M. Spitler
Attorney at Law
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124



This Form furnished by

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

620

KNOW ALL MEN BY THESE PRESENTS,

Shelby COUNTY }

That in consideration of Ten Thousand and no/100 (\$10,000.00) DOLLARS

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

Charles T. Cory

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

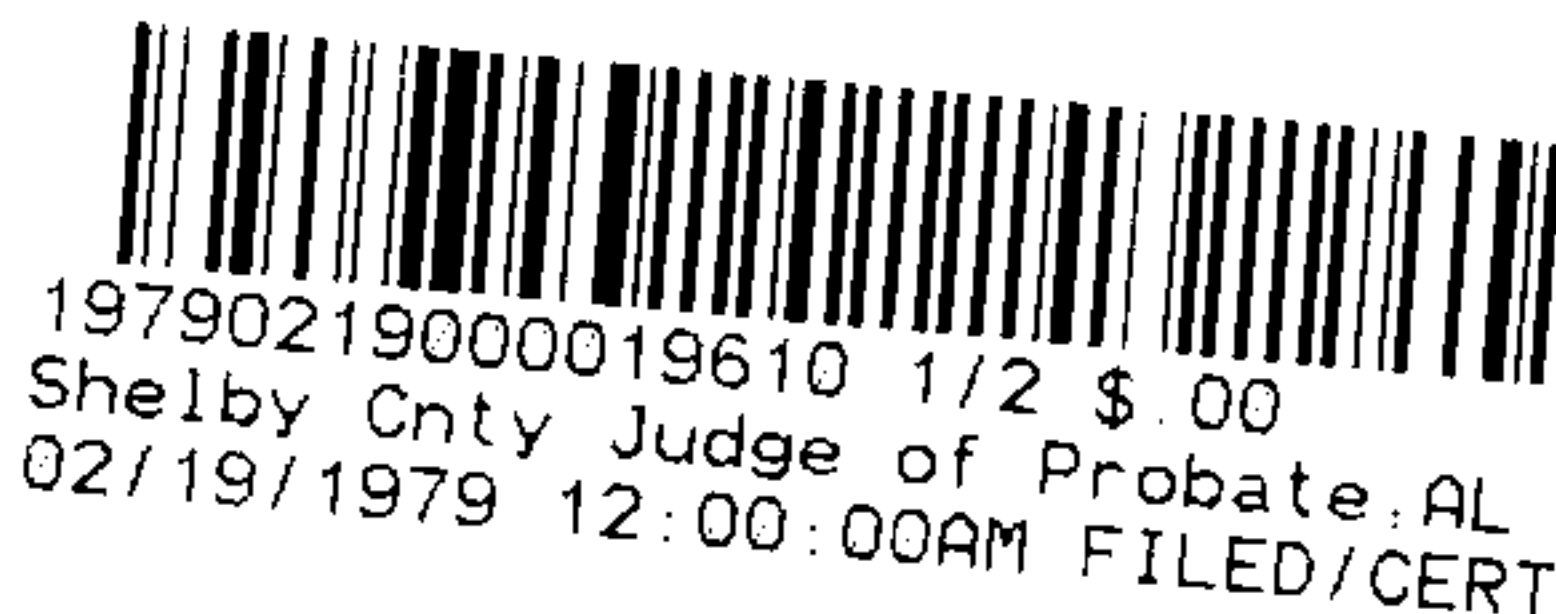
Charles W. Stewart and wife, Dee A. Stewart

(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:

See Attached Legal Description.

The East 110 feet of the property conveyed in this General Warranty Deed, more particularly described in the attached legal description is conveyed by grantor herein for full and adequate consideration by Quit Claim.

BOOK 317 PAGE 812



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 have hereunto set my hand(s) and seal(s), this 13th day of February, 1979

WITNESS:

(Seal)

Charles T. Cory

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Charles T. Cory 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 13th day of February, A. D., 1979

Daniel M. Spitler

Notary Public

Notary Public

Legal Description attached to that certain deed from Charles T. Cory
to Charles W. Stewart and Dee A. Stewart dated February 13, 1979.

The West 110 feet of the E-1/2 of the SW-1/4 of the SE-1/4 of Section 9,
Township 22 South, Range 3 West and the W-1/2 of the SW-1/4 of the SE-1/
of Section 9, Township 22 South, Range 3 West, EXCEPT the following de-
scribed parcel: Begin at the NW corner of the said W-1/2 of the SW-1/4
of the SE-1/4 of Section 9 and run in a Southerly direction for 1016 feet
to a point 27 feet East of the West side of said W-1/2 of the SW-1/4 of
the SE-1/4; thence run East for 236 feet; thence run South 330 feet, more
or less, to the South boundary of said W-1/2 of the SW-1/4 of the SE-1/4;
thence proceed Westerly along the South boundary of said W-1/2 of the
SW-1/4 of the SE-1/4 for a distance of 263 feet, more or less to the West
side of said W-1/2 of the SW-1/4 of the SE-1/4; thence proceed Northerly
along the West side of the said W-1/2 of the SW-1/4 of the SE-1/4 a dis-
tance of 1346 feet, more or less, to the point of beginning.

LESS AND EXCEPT the following described parcel: Begin at the NW corner
of the W-1/2 of the SW-1/4 of the SE-1/4 of Section 9, Township 22 South,
Range 3 West and run Easterly along the North side of the said W-1/2 for
143.75 feet to the point of beginning. Then continue along the last de-
scribed course for 517.57 feet to the NE corner of the said W-1/2, then
turn an angle of 88° 49' 01" to the right and run Southerly along the
East side of the W-1/2 for 229.22 feet; then turn an angle of 82° 45' to
the right and run Southwesterly 509.32 feet along a fence; then turn an
angle of 94° 54' 19" to the right and run Northerly 304.00 feet back to
the point of beginning.

LESS AND EXCEPT the following described parcel: Begin at the NE corner
of the W-1/2 of the SW-1/4 of the SE-1/4 of Section 9, Township 22 South,
Range 3 West, and run Easterly along the North line of said 1/4-1/4 sec-
tion a distance of 112.57 feet; then turn an angle of 89° 02' 59" to the
right and run Southerly a distance of 212.80 feet to a point; then turn
an angle of 82° 34' 02" to the right and run a distance of 112.56 feet to
a point on the East side of the W-1/2 of the SW-1/4 of the SE-1/4 of Sec-
tion 9, Township 22 South, Range 3 West, and turn an angle of 97° 12' to
the right and run Northerly along said East side a distance of 229.22 feet
to the point of beginning, containing .569 acres. ALSO begin at the NW
corner of the W-1/2 of the SW-1/4 of the SE-1/4 of Section 9, Township 22
South, Range 3 West and run Easterly along the North side of the said W-1/
for 143.75 feet to the point of beginning; then continue along the last
described course for 630.14 feet; then turn an angle of 90° 57' 01" to the
left and run North to the Dr. Brown's abandoned road; then turn an angle
of approximately 90° to the left and run in a Westerly direction along the
South edge of said Dr. Brown's abandoned road to a point North of the
point of beginning; then turn an angle of approximately 90° to the left
and continue South to the point of beginning.

Subject to easements and restrictions of record.

Charles T. Cory

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

1979 FEB 19 AM 8:21

Thomas R. Swanson, Jr.
JUDGE OF PROBATE

See 40th 388-339
Dec 10/20
Re 300
Dr 100
7400

19790219000019610 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/19/1979 12:00:00AM FILED/CERT