



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080



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Shelby Cnty Judge of Probate, AL
05/10/1979 12:00:00AM FILED/CERT

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(Name) MARVIN WILLIAMS, JR.
(Address) 308 Jefferson Federal Building, Birmingham, Alabama 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Thirty Two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph Ernest Pazzak, Jr. and wife, Gail S. Pazzak (herein referred to as grantors) do grant, bargain, sell and convey unto

James C. Churchwell and Brenda D. Churchwell (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:

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Commence at the northwest corner of the NW 1/4 of the NE 1/4, Section 29, Township 19 South, Range 1 East, thence run east along the north line of said 1/4-1/4 Section a distance of 100.0 feet to the point of beginning; thence turn an angle of 88 deg. 09 min. to the right and run a distance of 763.50 feet; thence turn an angle of 88 deg. 09 min. to the left and run a distance of 108.67 feet; thence turn an angle of 91 deg. 51 min. to the left and run a distance of 763.50 feet to a point on the north line of the said NW 1/4 of the NE 1/4, Section 29; thence turn an angle of 88 deg. 09 min. to the left and run west along said 1/4-1/4 Section a distance of 38.67 feet; thence turn an angle of 95 deg. 45 min. 17 sec. to the right and run a distance of 42.51 feet to a point on the south right-of-way line of U. S. Highway No. 280; thence turn an angle of 95 deg. 58 min. 17 sec. to the left and run west along said Highway right-of-way a distance of 75.67 feet; thence turn an angle of 92 deg. 38 min. to the left and run a distance of 43.36 feet to the point of beginning; situated in the SW 1/4 of the SE 1/4 of Section 20, and the NW 1/4 of the NE 1/4 of Section 29; all in Township 19 South, Range 1 East.

Subject to right of way deed to Shelby County recorded in Deed Book 95, Page 502 in said Probate Office.

Also subject to transmission line permits to Alabama Power Company recorded in Deed Book 106, Page 276 and in Deed Book 111, Page 401, and in Deed Book 118, Page 133 in the Probate Office of Shelby County, Alabama.

\$30,400.00 of the purchase price recited above was paid from mortgage loan made simultaneously herewith.

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, We have hereunto set our hand(s) and seal(s), this 8th day of May, 19 79

WITNESS: See Mtg 391- Pg 363 deed 2.00 rec 1.50 ind 1.00 4.50 (Seal)

Joseph Ernest Pazzak, Jr. (Seal)
Gail S. Pazzak (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 Joseph Ernest Pazzak, Jr. and wife, Gail S. Pazzak 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 8th day of May, 19 79
Marvin Williams, Jr. Notary Public

