835

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law

(Address) 3512 Old Montgomery Highway, Homewood, Alabama 35209

Form 1-1-7 Rev. 8-70 CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

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

That in consideration of One Hundred Twenty One Thousand Nine Hundred Eighty Four and 35/100 ($121,984.35) Dollars and the assumption of the two mortgage recorded in Mortgage Book 360, Pa 220 and Mortgage Book 360, Page 715, Probate Office of Shelby County, Alabama.
to the undersigned grantor, Hoover Ford, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Mack Sanders and Sherry Sanders
(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

SEE ATTACHED LEGAL DESCRIPTION.

Subject to taxes for 1979.

Subject to lease agreement, pipeline easement and transmission line permits of record.

By acceptance of this deed, grantees agree to assume the two mortgages described above.

$25,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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19790822000108020 1/2 $.00
Shelby Cnty Judge of Probate,AL
08/22/1979 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, John Hull Dobbs who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of August 19 79

ATTEST: HOOVER FORD, INC.

Secretary By John Hull Dobbs President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, Larry L. Halcomb a Notary Public in and for said County in said State, hereby certify that John Hull Dobbs whose name as President of Hoover Ford, Inc. a corporation, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 20th day of August 19 79

[redacted] [redacted] LARRY L. HALCOMB [redacted]ublic
My Commission Expires January 22, 1982

PARCEL A

A portion of the S ½ of the NE ¼ of Section 33, Township 20 South, Range 3 West, more particularly described as follows: Begin at the NW corner of the S ½ of the NE ¼ of Section 33, Township 20 South, Range 3 West, and run easterly along the north side of the said S ½ for 492.35 feet to the point of beginning, then turn an angle of 75 deg. 37' 42" to the right and run southeasterly for 930.82 feet, then turn an angle of 24 deg. 16' 14" to the left and run southeasterly for 161.95 feet, then turn an angle of 80 deg. 28' 15" to the left and run northeasterly for 144.37 feet, then turn an angle of 8 deg. 44' 30" to the right and run northeasterly for 588.94 feet to a point on the west right of way of Shelby County Road No. 17, then turn an angle of 54 deg. 13' 29" to the left and run northeasterly along the west 80 feet R.O.W. of said road No. 17 for 313.48 feet to a point of curvature of the West R.O.W. of said Road (curve to the left with a radius of 5092 ft.), then run Northeasterly along said curved portion of R.O.W. for 462.36 feet to a point on the north side of the s ½ of the NE ¼ of said section 33, then turn an angle to the left and run westerly along the north side of the said S ½ for 1196.10 feet back to the point of beginning.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

PARCEL B

Begin at the Northwest corner of the Southwest quarter of the Northeast quarter of Section 33, Township 20 South, Range 3 West, Shelby County, Alabama, thence Easterly along the North Line of said quarter-quarter 492.35' to a point, thence 75 degrees 37 minutes 42 seconds right and Southeasterly 930.82' to a point, thence 24 degrees 16' 14" left and Southeasterly 161.95' to a point, thence 99 deg. 42' 0" right and Southwesterly 74.02' to a point, thence 3 deg. 35' 0" left and Southwesterly 316.63' to a point, thence 56 deg. 30' 0" right and Northwesterly 7.80' to a point, thence 89 deg. 27' 0" right and Northeasterly 138.20' to a point, thence 57 deg. 51' 0" left and Northwesterly 39.31' to a point, thence 26 deg. 16' 0" left and northwesterly 131.94' to a point in the centerline of Beaverdam Creek, thence 65 deg. 30' 0" right and northerly 167.18' to a point in the centerline of same creek, thence 70 deg. 10' 0" left and northwesterly 109.63' to a point in centerline of same creek, thence 30 deg. 34' 0" left and Southwesterly 146.23' to a point in the centerline of same creek, thence 50 deg. 10' 0" left and Southwesterly 26.32' to a point in the centerline of same creek, thence 44 deg. 29' 0" left and southeasterly 102.41' to a point in the centerline of same creek, thence 38 deg 19' 0" right and southerly 43.16' to a point in the centerline of same creek, thence 78 deg. 11' 0" right and westerly 57.25' to a point in the centerline of same creek, thence 36 deg. 3' 0" right and northwesterly 150.0' to a point in the centerline of same creek on the West line of the Southwest quarter of the Northeast quarter of Section 33, thence 45 deg. 31' 32" right and northerly along the said West line of said Southwest quarter of Northeast quarter of Section 33, 884.90' to the point of beginning, said property subject to all agreements, rights of way, easements or restrictions of record.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1979 AUG 22 AM 8: 20
JUDGE OF PROBATE

Deed 122.00
Rec. 3.00
Ind. 1.00
126.00

19790822000108020 2/2 $.00
Shelby Cnty Judge of Probate, AL
08/22/1979 12:00:00AM FILED/CERT