This instrument was prepared by

(Name) John N. Ferree, Jr., Attorney at Law 771

(Address) P. O. Box 1007, Alabaster, Al 35007

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Shelby Cnty Judge of Probate, AL
09/19/1979 12:00:00AM FILED/CERT

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
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY-FIVE THOUSAND, FIVE HUNDRED and no/100----------DOLLARS

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

James L. King & wife, Rose Marie King

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

Ruben Dee Cutcher, Jr. & wife, Tyra B. Cutcher

(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:

A parcel of land located in the NE¼ of the NE¼ of Section 28, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows:

Commence at the NW corner of said ¼-¼ section; thence in a Southerly direction along the West line of said ¼-¼ section a distance of 383.44 feet to the point of beginning; thence 89 degrees 18 minutes 00 seconds left, in an Easterly direction, a distance of 134.92 feet to a point on the Northwest right-of-way line of Shelby County Highway No. 17; thence 85 degrees 08 minutes 45 seconds left, in a Northeasterly direction along said right-of-way line, a distance of 225.63 feet; thence 94 degrees 45 minutes 00 seconds left, in a Westerly direction, a distance of 155.66 feet; thence 90 degrees 16 minutes 25 seconds left, in a Southerly direction, a distance of 52.37 feet; thence 00 degrees 19 minutes 32 seconds left, in a Southerly direction, a distance of 172.74 feet to the point of beginning.

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Said parcel contains 0.75 acres and is subject to easements of record.

$44,000.00 of the purchase price recited above was paid from a purchase money mortgage closed 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 day of September, 1979.

WITNESS: STATE OF ALABAMA SHELBY CO.

Inst. 396-305
Rec. 7.50
Rec. 1.50
Ind. 1.00
4.00

(Seal) James L. King (Seal)

1979 SEP 19 PM 2:00 (Seal) Rose Marie King (Seal)

(Seal) (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY } General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James L. King & wife, Rose Marie King 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 day of September, A. D., 1979

Notary Public.

John N. Ferree, Jr.
Attorney at Law
P. O. B[illegible] 1007
Alabast[illegible] Al 35007

My Commis[illegible]pires Nov. 7, 1979