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Shelby Cnty Judge of Probate, AL
10/11/1979 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

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Melford O. Cleveland, Attorney

Montevallo, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY COUNTY

} Know All Men By These Presents,

That in consideration of Thirty Thousand (\$30,000.00)..... DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, John H. Roberts, III, and wife, Vickie C. Roberts, and Ellen P. Hewett, an unmarried widow, (herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald N. Beasley, and wife, Dianne Beasley

(herein referred to as GRANTEEES) 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 situated in Block 173 of J. H. Dunstan's survey of the Town of Calera, Shelby County, Alabama, and being more particularly described as follows: Begin at the point of intersection of the Easterly right of way line of the Louisville and Nashville Railroad and the Northwesterly right of way line of the Southern Railroad in the town of Calera, Alabama; thence run Northerly along said East right of way of the Louisville and Nashville Railroad for 225.56 feet to a point, said point being 100 feet East of the Center line of said railroad; thence an angle of 85 degrees 50 minutes 44 seconds and run Easterly for 422.46 feet to a point; thence an angle right of 81 degrees 41 minutes 16 seconds and run Southerly for 58.25 feet to a point on the Northwesterly right of way line of said Southern Railroad, said point being 50 feet Northerly of the centerline of said railroad; thence an angle right of 77 degrees 48 minutes and run Southwesterly along said right of way for 477.49 feet to the point of beginning.

The aforesaid grantor is one and the same person as Vickie Lea Cordes shown as Grantee in a certain deed dated January 8, 1977, recorded in the Probate Office of Shelby County, Alabama, in Deed Book 303 page 393.

The purchase price recited above, was paid from a mortgage loan simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seal S, this 13 th day of October 1979.

WITNESS: Lee. 2.00

Jack. 1.00

3.00

1979 OCT 17 AM 9:26

Deed No. 397-708

State of Alabama

General Acknowledgement

Shelby COUNTY

I, Melford O. Cleveland, a Notary Public in and for said County in said State, hereby certify that John H. Roberts III, and wife, Vickie C. Roberts, and Ellen P. Hewett, an unmarried widow, 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 13th day of October

A. D. 19 79.

Melford O. Cleveland
Notary Public

Form 3091

Central State Bank