1088

Telephone 205-663-1130

This instrument was prepared by

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

*This Form furnished by:*

**Cahaba Title, Inc.**
1970 Chandalar South Office Park
Pelham, Alabama 35124

*Representing St. Paul Title Insurance Corporation*

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

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

That in consideration of Sixty-seven Thousand and no/100----------Dollars

to the undersigned grantor, Stomps Construction, 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

Robert McCuen Roan and wife, Kathryn A. Roan

(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:

Commence at the northwest corner of the NE¼ of the SW¼ of Section 2, Township 21 South, Range 2 West, Shelby County, Alabama, thence easterly along the north line of said quarter-quarter section 1,160.20 feet to a point; thence an angle of 43 deg. 15 min. 23 sec. to the right run southeasterly 139.38 feet to the point of beginning of the property being described; thence continue along last described course 152.23 feet to a point; thence 43 deg. 15 min. 23 sec. to the right 28.12 feet to a point on the westerly right-of-way line of a gravelled public road; thence 30 deg. 12 min. 37 sec. right to tangent and along a curve having a central angle of 24 deg. 06 min. and a radius of 442.14 feet and arc distance of 185.97 feet to the end of said curve; thence continue along tangent a distance of 26.87 feet to a point; thence 133 deg. 25 min. to the right and run northerly 291.99 feet to the point of beginning.

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Subject to easements and restrictions of record.

$67,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19791026000140280 1/1 $.00
Shelby Cnty Judge of Probate,AL
10/26/1979 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,

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 D. Stomps who is authorized to execute this conveyance, has hereto set its signature and seal, this the 25th day of October 19 79

ATTEST:

Stomps Construction, Inc.

By John D. Stomps
President

Secretary

Sec. Mtg 397-712
rec. 150
ind 1.00
2.50

STATE OF ALABAMA
COUNTY OF SHELBY } 20 PM 2:06

I, the undersigned a Notary Public in and for said County in said State, hereby certify that John D. Stomps whose name as President of Stomps Construction, 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 25th day of October 19 79

Notary Public

Form ALA-33

Daniel Spitler