

This instrument was prepared by

(Name) Larry L. Halcomb, Attorney at Law ¹¹³⁶

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

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 Thirty Seven Thousand Five Hundred and no/100 (\$37,500.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Marjorie B. Boone, a single woman,

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

Allen J. Chapman and Cynthia Moore Chapman

(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 S.W. corner of NW 1/4 of SE 1/4 of Section 5, Township 20, Range 1 West, thence North along the West line of said 1/4-1/4 Section a distance of 368.12 feet to the point of beginning, which is on the North R.O.W. of Chelsea Road; thence continue on last named course a distance of 208.71 feet; thence 73 deg. 03' to the right in a Northeasterly direction a distance of 208.71 feet; thence 106 deg. 57' to the right in a Southerly direction a distance of 208.71 feet to the North R.O.W. of Chelsea Road; thence 73 deg. 03' to the right in a Southwesterly direction a distance of 208.71 feet to the point of beginning. Containing 1.0 acre. Situated in Shelby County, Alabama.

Subject to taxes for 1980.

Subject to rights of way and transmission line permits of record.

BOOK 322 PAGE 949

\$34,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19791029000141190 1/1 \$.00
Shelby Cnty Judge of Probate, AL
10/29/1979 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 I (we) do for myself (ourselves) and for my (ours) 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, I have hereunto set my hand(s) and seal(s), this 25th day of October, 1979.

WITNESS:

(Seal)

Marjorie B. Boone (Seal)
MARJORIE B. BOONE (Seal)

(Seal)

Sec. mtg. 397.717

STATE OF ALABAMA }
JEFFERSON COUNTY }

Deed 3.50
Rec. 1.50
Jud. 1.00
6.00

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Marjorie B. Boone, a single woman, whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25th day of October, A. D., 1979.

LARRY L. HALCOMB Notary Public.

Commission Expires July 26, 1982