



american title insurance company

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL
12/27/1979 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

JEFFERSON

COUNTY

That in consideration of Thirty Three Thousand Two Hundred Three and 19/100---DOLLARS (\$33,203.19)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Bob O'Daniel and wife, Bonnie Diane O'Daniel

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

Lonnie M. Mason and wife, Sammie O. Mason

(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:

Parcel 11 of Ira L. King Parcel Survey, described as follows: Commence at the SW corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 23, Township 20 South, Range 3 West; then run in an Easterly direction along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section for a distance of 466.90 feet; thence turn an angle to the right of 88 deg. 41' 30" and in a Southerly direction for a distance of 877.73 feet; thence turn an angle to the left of 105 deg. 13' 15" and in a Northeasterly direction for a distance of 445.59 feet; thence turn an angle to the left of 93 deg. 21 min. 45" and run in a Northwesterly direction for a distance of 390.28 feet; thence turn an angle to the left of 71 deg. 25' in a Westerly direction for a distance of 135.42 feet to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 150 feet; thence turn an angle to the left of 90 deg. and in a Southerly direction for a distance of 200 feet to the point of beginning of a curve to the left (said curve having a central angle of 103 deg. 28' 15" and a radius of 25 feet); thence along the arc of said curve to the left for a distance of 45.19 feet; thence along the tangent if extended to said curve, continuing in a Northeasterly direction, for a distance of 122.70 feet, thence turn an angle to the left of 76 deg. 31' 45" and in a Northerly direction for a distance of 195.73 feet to the point of beginning.

Situated in Shelby County, Alabama.

Subject to easements and restrictions of record and current year taxes.

NOTE: The above recited consideration includes a 2nd Mortgage loan in the amount of \$9,000.00 and the assumption of that certain mortgage filed for record in Real Estate Financing and having a current balance of \$14,203.19.

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 19th day of December 1979.

WITNESS:

1979 DEC 27 AM 10:53 (Seal)

Notary Public (Seal)

Bob O'Daniel (Seal)

Bob O'Daniel (Seal)

Bonnie Diane O'Daniel (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Bob O'Daniel and wife Bonnie Diane O'Daniel whose name 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 19th day of December, A. D., 1979