

This instrument was prepared by

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LARRY L. HALCOMB  
ATTORNEY AT LAW



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Shelby Cnty Judge of Probate, AL  
01/28/1980 00:00:00 FILED/CERTIFIED

(Name).....  
3512 OLD MONTGOMERY HIGHWAY  
(Address).....  
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 Fifteen thousand two hundred and no/100 (\$15,200.00) DOLLARS and the assumption of the mortgage recorded in Mortgage Book 388, Page 867, Probate Office of Shelby County, Alabama to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Billy J. Northcutt and wife, Betty J. Northcutt (herein referred to as grantors) do grant, bargain, sell and convey unto

Leslie P. Zier and Carol C. Zier (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 northeast corner of the NW 1/4 of the SW 1/4 of Section 14, Township 21 South, Range 3 West, thence southerly along the east line of said 1/2-1/2 Section a distance of 849.0 feet to a point; thence 92 deg. 47 min. to the right and run westerly 277.26 feet to the point of beginning of the property being described; thence 1 deg. 02 min. 15 sec. to the right and run westerly 353.90 feet to a point on the east right-of-way line of Shelby County Highway No. 119; thence 86 deg. 40 min. to the right and run northerly along the said east right-of-way line 125.0 feet to a point; thence 93 deg. 20 min. to the right and run easterly 353.90 feet to a point; thence 86 deg. 10 min. 45 sec. to the right and run southerly 125.0 feet to the point of beginning.

Subject to taxes for 1980.  
Subject to transmission line permit, easements and rights of way of record.

By acceptance of this deed, grantees agree to assume the indebtedness secured by the above mortgage.

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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (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 24th day of January, 1980

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED (Seal) 1980 JAN 28 AM 8:46 Billy J. Northcutt (Seal) Betty J. Northcutt (Seal) Thomas A. ... (Seal) JUDGE OF PROBATE (Seal)

STATE OF ALABAMA } Jefferson COUNTY } General Acknowledgment Deed 15.50 Rec. 1.50 Sub. 1.00 18.00

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Billy J. Northcutt and wife, Betty J. Northcutt whose name s 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 24th day of January, A. D. 1980 Notary Public

BOOK 324 PAGE 040