

This instrument was prepared by

(Name) John N. Ferree, Jr.  
Attorney at Law  
(Address) P. O. Box 1007, Alabaster, Alabama 35007

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Shelby Cnty Judge of Probate, AL  
03/03/1980 00:00:00 FILED/CERTIFIED

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 SEVEN THOUSAND SIX HUNDRED FIFTY AND NO/100 (\$7,650.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
ROBERT DEBARON NEWMAN AND WIFE, RUTH E. NEWMAN

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

DONALD BRUCE MATSON, an unmarried man

(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:

A part of the NE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 34, Township 20 South, Range 3 West, described as follows: From the N.E. corner of said Quarter-Quarter Section run Southerly along the East boundary line for 250.0 feet; thence turn an angle of 91 deg. 13' 39" to right and run Westerly 325.0 feet to the point of beginning of lands herein described; thence continue Westerly along the last said course for 100.0 feet; thence turn an angle of 91 deg. 13' 39" to left and run Southerly 200.0 feet; thence turn an angle of 88 deg. 46' 21" to left and run Easterly 100.0 feet; thence turn an angle of 91 deg. 13' 39" to left and run Northerly 200.0 feet to point of beginning. Minerals and mining rights excepted as shown in Deed Book 48, Page 461. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

And as further consideration the grantees herein expressly assume and promise to pay that certain mortgage to Birmingham Federal Savings & Loan Association, dated August 7, 1972, recorded in Mortgage Book 324, Page 537, in the Probate Office of Shelby County, Alabama.

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 26th day of February, 1980.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS

(Seal)

ROBERT DEBARON NEWMAN

(Seal)

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(Seal)

RUTH E. NEWMAN

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert Debaron Newman and wife, Ruth E. Newman 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 26th day of February A. D., 1980.

Notary Public.