

181

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.



19800305000027020 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
03/05/1980 00:00:00 FILED/CERTIFIED

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Twenty four thousand one hundred fourteen and no/100--DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, James W. May, a single man; John F. De Buys, Jr. and wife, Diane D. De Buys and Sherwood Stamps and wife, Beverly Stamps (herein referred to as grantors) do grant, bargain, sell and convey unto Roy D. Jowers and wife, Evelyn S. Jowers

(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:

Begin at the SW corner of SW 1/4 of the NW 1/4 of Section 20, Township 20 South, Range 2 West and run northerly along the Section line 811.00 feet, thence turn right 116°45' and run southeasterly 341.00 feet to a point on the north line of Colonial Pipe Line Company's easement; thence turn right 79°09' and run 192.00 feet; thence turn left 29°52' and run 207.84 feet to a point on the northwesterly right-of-way line of Shelby County Highway No. 11; thence turn right 59°17'43" to the chord of a curve to the left (said curve having a central angle of 4°28' and a radius of 4,976 feet) and run southwesterly along said curve and said R.O.W. 387.92 feet to a point on the South line of said 1/4-1/4 section; thence turn right 48°08'09" from the chord of said curve and run westerly along said 1/4-1/4 line 26.25 feet to the point of beginning.

SUBJECT TO: (1) Current taxes (2) Title to minerals underlying caption lands with mining rights and privileges belonging thereto (3) Transmission line permits to Alabama Power Company dated Oct. 11, 1946, recorded in Deed Book 127, page 399 (4) Pipe Line easements to Colonial Pipe Line Co. dated July 30, 1962 recorded in Deed Book 221, page 758; dated July 25, 1962 recorded in Deed Book 221, page 760; dated July 27, 1962 recorded in Deed Book 221, page 762 all in said Probate Office (5) Right of way deed to Shelby County dated June 1956 recorded in Deed Book 180 page 586 in said Probate Office (6) Easement to Colonial Pipeline Co. recorded in Deed Book 269, page 531 in said Probate Office

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 ~~by~~ (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:

that ~~I~~ (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 and seal, this 29th day of February, 19 80

WITNESSES:
Sherwood Stamps
Sherwood Stamps
Beverly Stamps
Beverly Stamps
State of ALABAMA
JEFFERSON COUNTY

James W. May
James W. May
John F. De Buys, Jr.
John F. De Buys, Jr.
Diane D. De Buys
Diane D. De Buys

General Acknowledgement

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. May, a single man; John F. DeBuys, Jr. and wife, Diane D. DeBuys 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 29th day of February A. D., 19

Form 3091 Roy Jowers
P.O. Box 243
D. Buys 22, 35124

Casla H. Dale
Notary Public

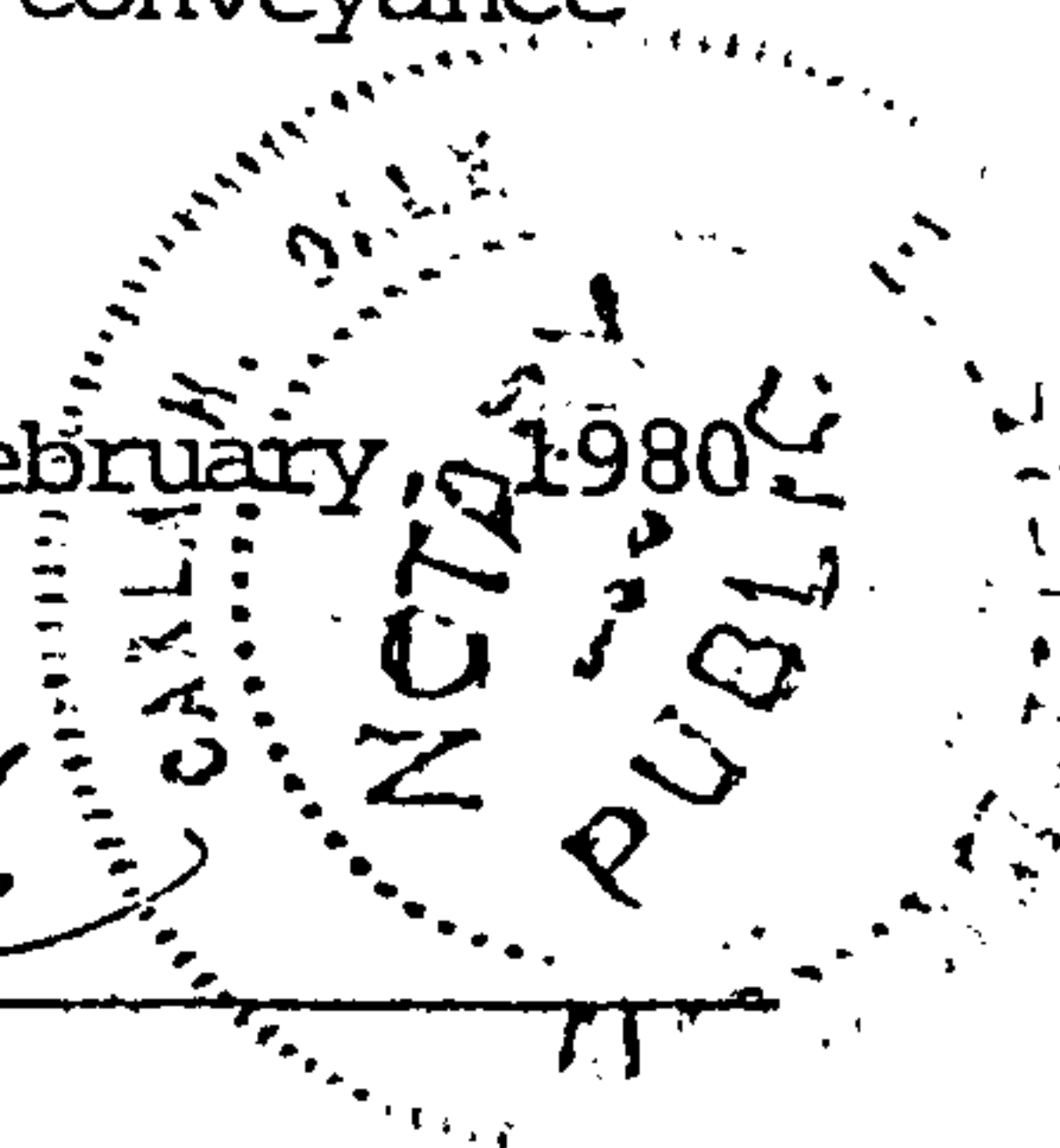
STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Sherwood Stamps and wife, Beverly Stamps, 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 the 29th day of February, 1980

Carla H. Dale
Notary Public



BOOK 325 PAGE 300

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED
1980 MAR -5 AM 11:45

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

alred tax - 2450
Rec. 450
100
3000

19800305000027020 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
03/05/1980 00:00:00 FILED/CERTIFIED

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAIND
TO SURVIVOR

THIS FORM FURNISHED BY
ALABAMA TITLE COMPANY, INC.

615 No. 21st Street Birmingham, Ala

8-3091