

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of TEN AND NO/100THS DOLLARS (\$10.00), and other good and valuable consideration, to the undersigned Grantors, ROY M. LEETH, JR. and CAROL P. LEETH, husband and wife, in hand paid by the Grantees, WILLIAM W. CATHER and MARIE H. CATHER, husband and wife, the receipt whereof is hereby acknowledged, we, the said ROY M. LEETH, JR. and CAROL P. LEETH, husband and wife, do hereby grant, bargain, sell and convey unto the said WILLIAM W. CATHER and MARIE H. CATHER, husband and wife, 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 1: Lot No. 10 according to Subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 at Page 117.

LESS AND EXCEPT that portion sold by Roy M. Leeth and wife, Mildred Leeth to E. J. McCullers, as shown by deed recorded in Deed Book 196 at Page 285 in Probate Office of Shelby County, Alabama.

ALSO, LESS AND EXCEPT that portion sold by Roy M. Leeth and wife, Mildred Leeth, to B. G. Sirles, Sr. as shown by deed recorded in Deed Book 196 at Page 286 in the Probate Office of Shelby County, Alabama.

PARCEL 2: A part of Lot No. 10 according to Subdivision of Rice Acres, as surveyed by W. B. Bennett and recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 3 at Page 117 more particularly described as follows: Commence at the Southwest corner of Lot No. 10 and run Northerly along the West line, a distance of 100 feet to the point of beginning; thence run in a Northeasterly direction along the North line of property sold to B. G. Sirles, Sr., as recorded in Deed Book 196 at Page 286 in Probate Office, a distance of 147.32 feet to the East line of Lot 10; thence turn an angle of 102 degrees 19 minutes to the right and run a distance of 28.70 feet to a point which is 51.3 feet in a Northerly direction, measuring along the East line of said lot, from the Southeast corner of said Lot 10; thence turn an angle of 88 degrees 55 minutes to the right and run a distance of 143.95 feet to the point of beginning. Situated in Shelby County, Alabama.

LESS AND EXCEPT from above described property that portion sold to Alabama Power Company as shown by deed recorded in the Probate Office of Shelby County, Alabama, in Deed Book 243 at Page 644 and in Deed Book 244 at Page 145.

As part of the description, the property hereinabove described being the same and identical property more correctly described herein, as that property conveyed to Grantor herein, Roy M. Leeth, Jr. from Mildred Hicks Leeth, by deed dated February 5, 1974, and of record in Deed Book 312 at Page 303 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said WILLIAM W. CATHER and MARIE H. CATHER, husband and wife, for and during their joint lives and upon the death of either of them to the survivor of them in fee simple, and to the heirs and assigns of such survivor \$22,500.00 of the purchase price above was paid from a mortgage loan filed simultaneously herewith.

William W. Cather
P.O. Box 384
Bessemer, Al. 35021



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Shelby Cnty Judge of Probate, AL
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forever, together with every contingent remainder and right of reversion.

And we do, for ourselves, our heirs, executors and administrators covenant with the said WILLIAM W. CATHER and MARIE H. CATHER, husband and wife, their heirs and assigns, that we are lawfully seized in fee simple of the above described property; that said property is free of liens or encumbrances, and that we have a good and lawful right to sell and convey the said property as aforesaid; and that we will and our heirs, executors and administrators shall warrant and defend the above described property unto the said WILLIAM W. CATHER and MARIE H. CATHER, husband and wife, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25TH day of April, 1980.

WITNESS:

Roy M. Leeth, Jr. (SEAL)
ROY M. LEETH, JR.

Carol P. Leeth (SEAL)
CAROL P. LEETH

STATE OF ALABAMA)
LEE COUNTY)

I, the undersigned authority, hereby certify that ROY M. LEETH, JR. and CAROL P. LEETH, husband and wife, 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 this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and seal of office this the 25TH day of April, 1980.

James T. Atchison
NOTARY PUBLIC

This instrument prepared by
Whittelsey, Ray & Tipton
Attorneys At Law
P. O. Box 103
Opelika, Alabama 36801

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1980 APR 25 PM 2:49

Thomas A. Shawler, Jr.
JUDGE OF PROBATE

Deed 1.00

Rec. 3.00

See mtg. 402-403