

LARRY L. HALCOMB

ATTORNEY AT LAW

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HOMEWOOD, ALABAMA 35209

(Address)



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Shelby Cnty Judge of Probate, AL
04/30/1980 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 Twenty two thousand and no/100 (\$22,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, S. Maurice Humphries, Jr. and wife, Marian R. Humphries (herein referred to as grantors) do grant, bargain, sell and convey unto

Robert C. Black and Marie Black

(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 the SW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West more particularly described as follows:

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 13 and run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 330 feet to the point of beginning of the property herein described; thence an angle to the left of 87 degrees 30 minutes and run Westwardly and parallel with the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 414.71 feet to the Easterly right-of-way line of Oak Mountain Park Road (having a width of 80 feet); thence an angle to the right of 110 degrees 10 minutes and run Northwardly along East line of said right-of-way a distance of 175.63 feet; thence an angle to the right of 69 degrees 50 minutes and run Eastwardly and parallel with the said South line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 346.93 feet; thence an angle to the right of 87 degrees 30 minutes and run Southwardly and along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 165 feet to the point of beginning.

Subject to taxes for 1980.

Subject to rights of way of record.

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

1980 APR 30 AM 8:54

Thomas C. Humphries, Jr.
JUDGE OF PROBATE

Deed Pay - 2200
Rec. 150
- Ind. 100
2450

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 ~~our~~ (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 28th day of April 80, 1980

WITNESS:

(Seal)

(Seal)

(Seal)

S. Maurice Humphries, Jr. (Seal)
S. MAURICE HUMPHRIES, JR.

Marian R. Humphries (Seal)
MARIAN R. HUMPHRIES

(Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that S. Maurice Humphries, Jr. and wife, Marian R. Humphries 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 28th day of April A.D. 1980

Notary Public.
My Commission Expires January 23, 1982