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This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
05/12/1980 00:00:00 FILED/CERTIFIED

(Name) Mike Atchison

(Address) Columbiana, Alabama

Form 1-15 Rev. 1-86

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 Three Thousand, Two Hundred and Fifty (\$3,250.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Dan T. Cruse and wife, Sharra Jan Cruse

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

Donald Summerville and Virginia Summerville

(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:

Parcel 2:

A part of the SW $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 30, Township 18 South, Range 2 East, described as follows:

Begin at the SW corner of said SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section, and run East along the South line thereof about 800 feet, more or less, to the West edge of the Columbiana Road (formerly called Pumpkin Swamp Road); thence in a Northwardly direction along the West side of said Columbiana Road 226 feet to the point of beginning of the property conveyed; thence West parallel with the South line of said forty acre tract 297 feet; thence North 346-1/2 feet; thence Eastwardly 445-1/2 feet to the West edge of said Columbiana Road; thence Southwardly along the West side of Columbiana Road 297 feet to the point of beginning, containing 2-3/4 acres, more or less, and situated in Shelby County, Alabama.

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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 day of May, 1980.

WITNESS:

[Signatures of witnesses]

(Seal)
(Seal)
(Seal)

[Signatures of Dan T. Cruse and Sharra Jan Cruse]

(Seal)
(Seal)

STATE OF ALABAMA

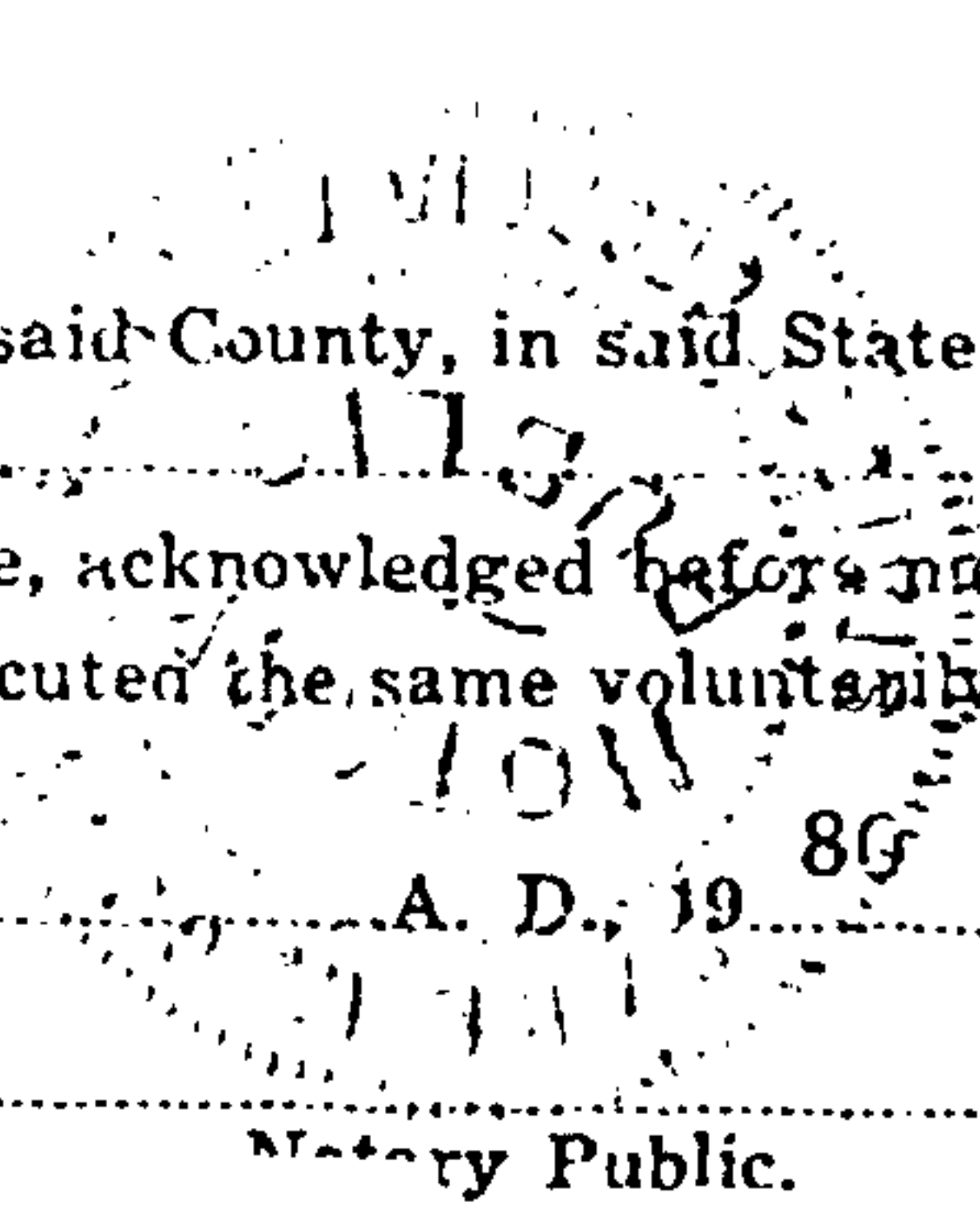
COUNTY

General Acknowledgment

I, _____, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Dan T. Cruse and wife, Sharra Jan Cruse 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 9 day of May, A. D. 1980.
[Signature of Notary Public]

Notary Public.



Donald Summerville
RA - Vol 978.B

STATE OF GEORGIA

COUNTY OF BARROW

In Re the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW1/4 of NW1/4 of Section 30, Township 18 South, Range 2 East, described as follows:

Begin at the SW corner of said SW 1/4 of the NW 1/4 of said Section, and run East along the South line thereof about 800 feet, more or less, to the West edge of the Columbiana Road (formerly called Pumpkin Swamp Road); thence in a Northwardly direction along the West side of said Columbiana Road 226 feet to the point of beginning of the property conveyed; thence West parallel with the South line of said forty acre tract 297 feet; thence North 346-1/2 feet; thence Eastwardly 445-1/2 feet to the West edge of said Columbiana Road; thence Southwardly along the West side of Columbiana Road 297 feet to the point of beginning, containing 2-3/4 acres, more or less, and situated in Shelby County, Alabama.

Before me, a notary public in and for said State and County, came DAN T. CRUSE, whose age is ^{Dr. C} 39 ^{Aug}, and who lives in Winder, Georgia, who being duly sworn deposes and says on oath that from his personal knowledge, Minnie Folds died in December of 1968, intestate. The said Minnie Folds' only heirs at law being her three sisters, Mary Nelson, Louella Carter and Cassie Atkinson, your deponent's grandmother. The three said heirs, now deceased, conveyed all of their right, title and interest in the above described lands to Ella Cruse, mother of your deponent. Said Ella Cruse is now deceased, with all of her right, title and interest in said lands being now vested in Dan T. Cruse whose title is fee simple absolute.

This Affidavit is made with the understanding that it will be relied upon by Lawyer's Title Insurance Corporation in the issuance of a policy of title insurance to a purchaser or lender now dealing with owner.

Dan T. Cruse
DAN T. CRUSE, DEPONENT

Sworn to and subscribed before me this 9 day of May, 1980.

Earl W. Russell
Notary Public, State of Georgia

My Commission Expires: 6/13/82

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STATE OF GEORGIA

COUNTY OF BARROW

In Re the following described real estate situated in Shelby County, Alabama, to-wit:

A part of the SW1/4 of NW1/4 of Section 30, Township 18 South, Range 2 East, described as follows:

Begin at the SW corner of said SW 1/4 of the NW 1/4 of said Section, and run East along the South line thereof about 800 feet, more or less, to the West edge of the Columbiana Road (formerly called Pumpkin Swamp Road); thence in a Northwardly direction along the West side of said Columbiana Road 226 feet to the point of beginning of the property conveyed; thence West parallel with the South line of said forty acre tract 297 feet; thence North 346-1/2 feet; thence Eastwardly 445-1/2 feet to the West edge of said Columbiana Road; thence Southwardly along the West side of Columbiana Road 297 feet to the point of beginning, containing 2-3/4 acres, more or less, and situated in Shelby County, Alabama.

Before me, a notary public in and for said State and County, came DAN T. CRUSE, whose age is ³⁹ ~~39~~ ^{July}, and who resides in Winder, Georgia, who being duly sworn, deposes and says on oath that this deponent has been familiar over his lifetime with the tract of land described hereinabove, and now owned by this deponent.

This deponent has been familiar with the history of the possession of said property over a period of ³⁹ ~~39~~ ^{July} years and knows that throughout said period, said property has been continuously used and occupied, personally or through agents and tenants, by said owner and the predecessors in title of said owners, namely: Minnie Folds, Mary Nelson, Cassie Atkinson, Louella Carter and Ella Cruse.

To deponent's knowledge, no other person or persons during said period have occupied or claimed any part of said property adversely to said owner and said predecessor in title.

Deponent further says that said possession has been open, notorious, continuous, exclusive and uninterrupted through-

out said period of time, and has been evidenced by the following specific acts or uses:

Living on property, gardening, raising chickens and generally maintaining said property.

This affidavit is made with the understanding that it will be relied upon by Lawyer's Title Insurance Corporation in the issuance of a policy of title insurance to a purchaser or lender now dealing with said owner.


DAN T. CRUSE, DEPONENT

Sworn to and subscribed before me

this 9 day of May, 1980.


Notary Public, State of Georgia

My Commission Expires: 6/13/82

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AFFIDAVIT

19800512000052410 Pg 5/5 .00
Shelby Cnty Judge of Probate, AL
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STATE OF ALABAMA §
JEFFERSON COUNTY §

Before me, the undersigned authority in and for said County, and State personally appeared MARY EDELL SMOKE, who is known to me and who being by me duly sworn, deposes and says as follows:

My name is Mary Edell Smoke, I am over the age of twenty-one years of age, I have resided in Leeds, Jefferson County, Al for the last twenty-three (23) years, and in my life I have known the following persons, Minnie Folds, Mary Nelson, Cassie Atkinson, Louella Carter and Ella Cruse, and I do know for a fact that all the aforementioned people are now deceased.

This Affidavit is made with the understanding that it will be relied upon by the Lawyer's Title Insurance Company Corporation in the issuance of a policy of Title Insurance to a particular purchaser.

Mary Edell Smoke
MARY EDELL SMOKE

SWORN TO AND SUBSCRIBED BEFORE
ME THIS 10th, day of May 1980

[Signature]
NOTARY PUBLIC

MY COMMISSION EXPIRES 11-1-83

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

15:00 MAY 12 AM 10:49

[Signature]
JUDGE OF PROBATE

Acad 3.50
Rec. 7.50
Ind. 1.00

12.00

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