

This instrument was prepared by

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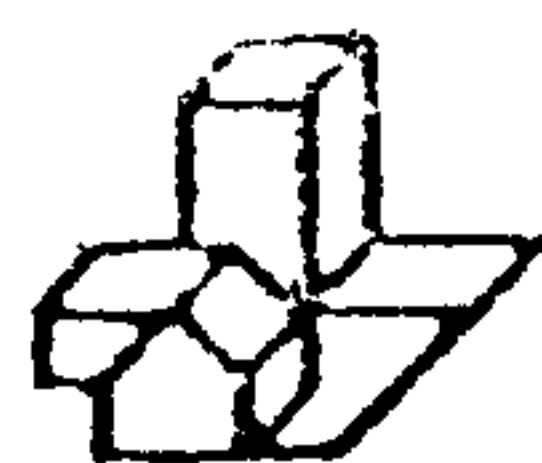
Cahoon Title, Inc.

Highway 31 South at Valleydale Road

P O Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

ST. PAUL TITLE & TRUST CO.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY

COUNTY

603  
KNOW ALL MEN BY THESE PRESENTS,



19800522000055990 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
05/22/1980 00:00:00 FILED/CERTIFIED

That in consideration of Fifteen Thousand, Seven Hundred Fifty and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we

James Boyd Frazier and wife, Willie Lou Frazier  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Floy Spencer, III and Susan Spencer

(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:

The  $S\frac{1}{2}$  of the  $NE\frac{1}{4}$  of the  $NE\frac{1}{4}$  of the  $NE\frac{1}{4}$  of Section 28, Township 21 South, Range 3 West; Also approximately  $1/2$  acres described as follows: Begin at the Southeast corner of the above described 5 acres and run south along the east line of said Section 28, a distance of 128 feet, more or less, to the Northeast corner of the land conveyed to Robert E. Miller, Sr. and Marjorie F. Miller on November 20, 1976; thence turn an angle of 90 deg. to the right and run West along the Millers' North line 200 feet, more or less, to the East line of the 50' right-of-way (Pine Ridge Trail); thence turn an angle of 90 deg. to the right and run North along said East line of said right-of-way 120 feet, more or less, to the South line of above said 5 acres; thence turn an angle of 90 deg. to the right and run East along the south line of said 5 acres a distance of 200 feet, more or less, to the point of beginning; all being  $5\frac{1}{2}$  acres, more or less, including a 50' right-of-way (Pine Ridge Trail) from Shelby County Route 80 to and across said 5 acres and to said  $1/2$  acre; said right-of-way being more particularly described as follows: Begin said 50' right-of-way at said Route 80 and run south along the east line of Section 21, Township 21 South, Range 3 West a distance of 1088 feet, more or less, to the northeast corner of said Section 28; thence turn an angle to the right and run southwest 200 feet; thence turn an angle to the left and run approximately parallel to the east line of said  $NE\frac{1}{4}$  to and across said 5 acres and to said  $1/2$  acre, said centerline of said right-of-way being approximately 220 feet from the east line of said 5 acres and said  $1/2$  acre.

\$11,750.00 of above recited purchase price was paid from the proceeds of a loan being closed simultaneously.

Subject to easements and restrictions of record,

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 encumbrance 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 17<sup>th</sup> day of May, 1980.

WITNESS:

Dick Scott (Seal)  
Dick Scott (Seal)

James Boyd Frazier (Seal)  
Willie Lou Frazier (Seal)

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority hereby certify that James Boyd Frazier and wife, Willie Lou Frazier 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 17<sup>th</sup> day of May, A. D. 1980.