

(Name) Joh. N. Ferree, Jr., Attorney at Law

(Address) P. O. Box 1007, Alabaster, Alabama 35007



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Shelby Cnty Judge of Probate, AL
05/29/1980 12:00:00 AM FILED/CERT

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 EIGHT THOUSAND AND NO/100 (\$8,000.00)----- DOLLARS

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

WENDELL A. STEWART AND WIFE, SUE L. STEWART, AND MATTIE MAE JOHNSON, A DIVORCED WOMAN
(herein referred to as grantors) do grant, bargain, sell and convey unto

JAMES L. KING AND WIFE, ROSE MARIE KING

(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:

Commence at the Southeast corner of the Southwest Quarter of Southwest Quarter of Section 15 - Township 20 South - Range 3 West, Shelby County, Alabama; thence North 2 degrees 21 minutes West along the East line of said Quarter-Quarter Section 393.83 feet to the point of beginning of tract of land herein described, thence continue along the last mentioned course 69.31 feet, to the intersection with the South boundary of Lot 1, thence South 79 degrees 19 minutes 42 seconds East along said boundary of Lot 1 a distance of 6.59 feet to the Southeast corner thereof, thence North 4 degrees 55 minutes 19 seconds East along the East line of Lot 1, a distance of 113 feet to the South boundary of Highway #52, thence North 80 degrees 43 minutes West along said Highway 130 feet to the intersection of the East boundary of Highway #261, thence South 25 degrees 25 minutes 17 seconds West along the East boundary of Highway 261 a distance of 113 feet, thence continuing along said Highway #261 South 31 degrees 21 minutes West 116.56 feet to the SW corner of Lot 2 and the North boundary of the Presbyterian Church lot, thence East along the South boundary of Lot 2, and the North boundary of said Presbyterian Church lot, 224.05 feet to the point of beginning, containing 33,285 square feet, more or less.

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 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 28th day of May, 1980

STATE OF ALA. SHELBY CO.
WITNESSETH THIS

1980 MAY 29 PM 2:49
Deed tax - 8.00 (Seal)
Rec. 2.00 (Seal)
Sub 1.00 (Seal)
11.00 (Seal)

Wendell A. Stewart (Seal)
WENDELL A STEWART
Sue L. Stewart (Seal)
SUE L. STEWART
Mattie Mae Johnson (Seal)
MATTIE MAE JOHNSON

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that WENDELL A. STEWART AND WIFE, SUE L. STEWART, AND MATTIE MAE JOHNSON, A DIVORCED WOMAN 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 28th day of May, A. D., 1980

MY COMMISSION
EXPIRES 4-17-82

James L. King
3438 Indian Lake
Helena, Ala.

Edith Zuckerman
Notary Public.