

THIS INSTRUMENT WAS PREPARED WITHOUT EVIDENCE OF TITLE WORK.
THIS INSTRUMENT WAS PREPARED BY HARRISON, CONWILL, HARRISON & JUSTICE.
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR.

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seven Thousand and no/100-----Dollars to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, MARGIE BRAMLETT MONROE AND HUSBAND, LAWRENCE A. MONROE, (herein referred to as Grantors), do grant, bargain, sell and convey unto FRANK M. SPIRES AND MARGARET E. SPIRES (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:



19800612000064690 Pg 1/3 .00
Shelby Cnty Judge of Probate, AL
06/12/1980 00:00:00 FILED/CERTIFIED

That certain tract of land and mobile home situated thereon, (1971 Royal English mobile home, 12 x 68, serial number 1661), being more particularly described as follows:

Part of the NE $\frac{1}{2}$ of SE $\frac{1}{2}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows; From the northeast corner of NE $\frac{1}{2}$ of SE $\frac{1}{2}$ of said Section, run in a southerly direction along the east line of said $\frac{1}{2}$ - $\frac{1}{2}$ section for a distance of 156.00 feet, thence turn an angle to the right of 39 deg. 35 min. and run in a southwesterly direction for a distance of 145.96 feet to the point of beginning, thence continue along last mentioned course for a distance of 145.96 feet; thence turn an angle to the right of 81 deg. 11 min. and run in a northwesterly direction for a distance of 108.17 feet; thence turn an angle to the right of 102 deg. 16.5 min. and run in a northeasterly direction for a distance of 142.26 feet; thence turn an angle to the right of 74 deg. 44.5 min. and run in a southeasterly direction for a distance of 100.43 feet, more or less, to the point of beginning, containing 0.337 acres, more or less.

There is also conveyed to the grantee, their successors and assigns, the right to use that certain 20 foot easement used as a roadway, which easement runs along the southeasterly line of a lot owned by Mary Alice Vanderslice, her successors and assigns, which easement commences on the easterly line of U.S. Highway 31 right of way and runs along said store lot in a northeasterly direction along the southeasterly line for a width of 20 feet until the easement reaches the easterly line of said lot having a total of 153.76 feet from the easterly line of U.S. Highway 31 right of way to the easterly line of said store lot.

SUBJECT to a 20 foot easement commencing at the easterly line of said store lot as herein referred to and extending 20 feet in width in an easterly direction for a distance of 145 feet 96 inches to the easterly line of land retained by Mary Alice Vanderslice, her successors and assigns, which easement may be used by Mary Alice Vanderslice, her successors and assigns for the purpose of egress and ingress to and from the lot herein conveyed and to and from the land owned by Mary Alice Vanderslice, her successors and assigns situated on the east side of the lot conveyed herein.

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Frank M. Spires
P.O. Box 111
Gulfport, Ala. 35124

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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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the _____ day of February, 1980.

Margie Bramlett Monroe
Margie Bramlett Monroe

Lawrence A. Monroe
Lawrence A. Monroe

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Margie Bramlett Monroe and husband, Lawrence A. Monroe, 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.

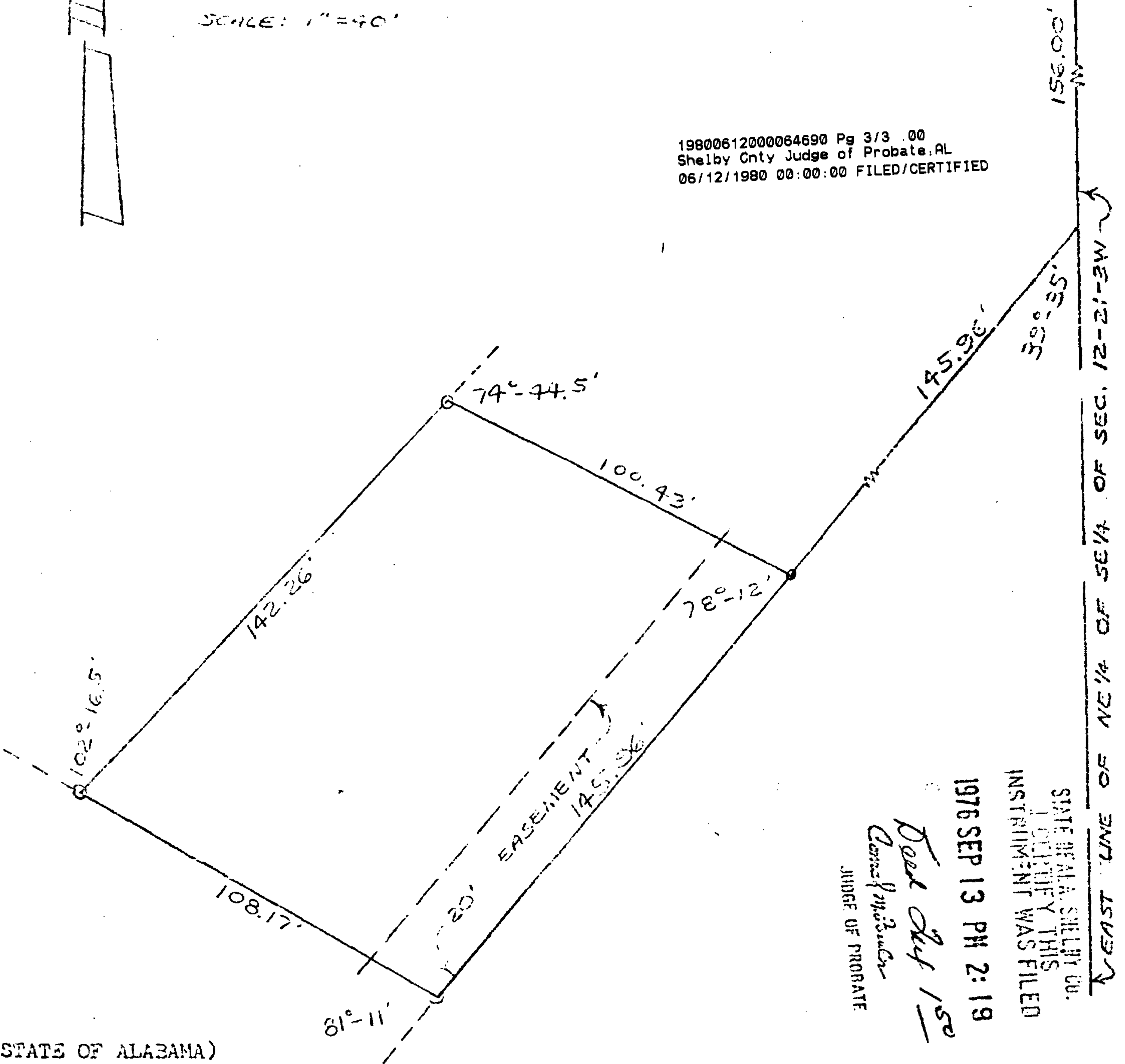
Given under my hand and official seal this the 26th day of February, 1980.

Bonita H. Davidson
NOTARY PUBLIC

NE COR. OF NE 1/4 OF SE 1/4
OF SEC. 12, T-21S, R-3W,
SHELBY CO., ALABAMA.

SCALE: 1"=40'

19800612000064690 Pg 3/3 .00
Shelby Cnty Judge of Probate, AL
06/12/1980 00:00:00 FILED/CERTIFIED



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

1976 SEP 13 PM 2:19
Derek J. Weygand
Clerk of Probate
JUDGE OF PROBATE

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, Laurence D. Weygand, a Registered Land-Surveyor, certify that I have surveyed the land shown above; and that I have consulted the Federal Insurance Administration Flood Hazard Boundary Map and found that there is no information available at this time; and that the correct description is as follows:

Part of the NE 1/4 of SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

From the northeast corner of NE 1/4 of SE 1/4 of said section, run in a southerly direction along the east line of said 1/4-1/4 section for a distance of 156.00 feet, thence turn an angle to the right of 39°-35' and run in a southwesterly direction for a distance of 145.96 feet to the point of beginning, thence continue along last mentioned course for a distance of 145.96 feet, thence turn an angle to the right of 81°-11' and run in a northwesterly direction for a distance of 108.17 feet, thence turn an angle to the right of 102°-16.5' and run in a northeasterly direction for a distance of 142.26 feet, thence turn an angle to the right of 74°-44.5' and run in a southeasterly direction for a distance of 100.43 feet, more or less, to the point of beginning, containing 0.337 acres, more or less.

According to my survey of: 1976

1976 - 1976
Laurence D. Weygand
Laurence D. Weygand, Reg. No. 10375

Order No. 44912
Recd. 7.00
Rec. 4.50
Incl. 1.00
12.50

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