

(Name) WALLACE, ELLIS, HEAD & FOWLER

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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19800617000066380 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
06/17/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FORTY THOUSAND AND NO/100 (\$40,000.00) DOLLARS

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

James J. Bryant and wife, Jane H. Bryant

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

Larry E. Cain and wife, Jane R. Cain

(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:

Begin at the Southwest corner of Section 8, Township 24 North, Range 13 East; thence run North along the West line of said Section, a distance of 955.00 feet; thence turn an angle of 91 deg. 10' to the right and run a distance of 1117.96 feet to the West R.O.W line of a paved County Highway; thence turn an angle of 63 deg. 44' to the right and run along said R.O.W. line a distance of 349.95 feet; thence turn an angle of 51 deg. 15' to the right and run a distance of 707.09 feet to the South line of Section 8; thence turn an angle of 65 deg. 01' to the right and run West along the South line of said Section a distance of 954.75 feet to the point of beginning. Situated in the SW 1/4 of SW 1/4 of Section 8, Township 24 North, Range 13 East. Shelby County, Alabama. Containing 25.0 acres.

Subject to all covenants, restrictions, conditions, limitations, rights of way and easements of record.

SUBJECT TO THE FOLLOWING:

Transmission line permits in favor of Alabama Power Company recorded in Deed Book 129, page 357; in Deed Book 124, page 437; and in Deed Book 247, page 431 in the Probate Records of Shelby County, Alabama.

Right of way in favor of Shelby County recorded in Deed Book 196, page 64 in said Probate Records of Shelby County, Alabama.

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 17 day of June, 1980.

WITNESS:

(Seal)

19 JUN 17 PM 2:03 (Seal)

(Seal)

James J. Bryant (Seal)

Jane H. Bryant (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned, James J. Bryant and wife, Jane H. Bryant, a Notary Public in and for said County, in said State, hereby certify that 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 17 day of June, A. D., 1980.

Lance B. Braxton Notary Public.