



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL. 35203 • (205) 254-8080

(Name) Executrix, Estate of Gordon S. Cross

(Address) Shelby County Road 14



19800715000077250 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/15/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One and 00/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Robert J. Cross, wife Flora J. Cross; Lynelle Cross Mullins, husband Horace Mullins; Vivian Cross Parrish, husband Lawaha Parrish; Hildred Cross Swann, husband, William F. Swann, (herein referred to as grantors) do grant, bargain, sell and convey unto Hildred and Bill Swann.

(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 north east corner of the North West Quarter of the North West Quarter of Section 23, Township 19 South, Range 2 West; thence run south an azimuth of 180 degrees 50 minutes 491.34 feet to the point of beginning of Tract "C" (3); thence proceed south along the previous course 120.0 feet along the center of a 30 foot wide road R. O. W.; thence an azimuth of 204 degrees 22 minutes 02 seconds south westerly 1089.79 feet to a point on an old fence; thence an azimuth of 314 degrees 36 minutes 12 seconds north westerly along said fence 340.0 feet to an old 3 inch pipe on fence line; thence an azimuth of 314 degrees 57 minutes 14 seconds north westerly along said fence 400.0 feet; thence an azimuth of 30 degrees 53 minutes 09 seconds north easterly 1032.64 feet; thence an azimuth of 137 degrees 52 minutes south easterly 150.0 feet; thence an azimuth of 137 degrees 06 minutes south easterly 274.9 feet to an iron on a dam; thence an azimuth of 82 degrees 47 minutes 34 seconds north easterly 160.84 feet to the point of beginning, said Tract "C" (3) contains 15.67 acres.

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, I have hereunto set my hand(s) and seal(s), this 15 day of July, 1980

WITNESS: Robert J. Cross, Flora J. Cross, Lynelle Cross Mullins, Horace M. Mullins, Vivian Cross Parrish, Lawaha Parrish, Hildred Cross Swann, William F. Swann

STATE OF ALABAMA
Shelby COUNTY General Acknowledgment

I, James Ray Martin, a Notary Public in and for said County, in said State, hereby certify that Robert J. Cross, Flora J. Cross, Lynelle Cross Mullins, Horace M. Mullins, Vivian Cross Parrish, Lawaha Parrish, Hildred Cross Swann, William F. Swann, whose names are subscribed 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 14 day of July, 1980. James Ray Martin, Notary Public