



american title insurance company

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

25500

(Name) Executrix, Estate of Gordon S. Cross

(Address) County Road 14, Birmingham, Al. 35243

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,



19800721000079110 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/21/1980 00:00:00 FILED/CERTIFIED

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 M. Mullins; Vivian Cross Parrish, husband Lawaha Parrish; Mildred Cross Swann, husband William Swann.

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

Lynelle and Horace M. Mullins

(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 west corner of Section 23, Township 19 South, Range 2 West; thence run south an azimuth of 180 degrees 36 minutes 27 seconds 554.56 feet to the point of beginning of said Tract " B " (2); thence proceed south along the previous course 250.61 feet to an old fence; thence an azimuth of 134 degrees 57 minutes 14 seconds south easterly along said fence 505.06 feet; thence an azimuth of 30 degrees 53 minutes 09 seconds north easterly 1032.64 feet; thence an azimuth of 317 degrees 52 minutes north westerly 318.36 feet to the north line of said Section 23; thence an azimuth of 93 degrees 24 minutes 43 seconds east along said north line 365.33 feet to the center of a paved public road; thence an azimuth of 308 degrees 50 minutes north westerly 205.66 feet to a point on the southern boundary of said public road and also the south R. O. W. of Shelby County Highway #14 and also being in the South West Quarter of the South West Quarter of Section 14, T P 19 S, R 2 W; thence an azimuth of 303 degrees 35 minutes north westerly along a chord to a curve to the right on the said south R. O. W. of Shelby # 14 a distance of 183.24 feet to a 6 inch square concrete marker; thence an azimuth of 216 degrees 48 minutes 35 seconds so. w.ly 253.09 feet to a point on the north line of Section 23 and the South line of Section 14; thence an azimuth of 227 degrees 39 minutes 16 seconds south westerly 773.17 feet to the point of beginning, said Tract " B " (2) contains 13.32 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 day of July, 1980.

WITNESS:

Lawaha Parrish (Seal)
103 Saxon Drive
Montsville, Ala. 35802 (Seal)

Robert J. Cross
Flora J. Cross
Lynelle Cross Mullins
Horace M. Mullins (Seal)
Vivian Cross Parrish
Lawaha Parrish (Seal)
Mildred Cross Swann
William Swann (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, [Signature], a Notary Public in and for said County, in said State, hereby certify that [Signatures] whose name [Signature] known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance on the day to name here date.

Given under my hand and official seal this 14 day of July, A. D., 1980.