



american title insurance company



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

19801111000128490 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/11/1980 00:00:00 FILED/CERTIFIED

(Name) Franklin Parker, Sr. (land surveyor)

(Address) 1224 Carol Circle - B'ham, Al.

324

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 Sixteen Thousand and 00/100 DOLLARS

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

Flora J. Cross

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

Charles W. and Bernice Callans

(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 the South East Quarter of the North West Quarter of Section 23, Township 19 South, Range 2 West; thence run south along the west line of said quarter-quarter 181.0 feet to the point of beginning; thence continue south along the previous course 228.26 feet; thence turn an azimuth of 94 degrees 01 minutes 10 seconds easterly 411.43 feet; thence turn an azimuth of 101 degrees 41 minutes south easterly 352.5 feet to the westerly bank of Cahaba Valley Creek; thence turn an azimuth of 41 degrees 03 minutes north easterly along said westerly bank 8.46 feet; thence turn an azimuth of 74 degrees 56 minutes north easterly along said westerly bank 200.0 feet; thence turn an azimuth of 36 degrees 55 minutes north easterly along said westerly bank 104.25 feet; thence turn an azimuth of 357 degrees 05 minutes north westerly along said bank 67.18 feet to an existing iron at the eastern end of an old fence; thence turn an azimuth of 273 degrees 46 minutes 02 seconds westerly along said fence 804.06 feet; thence turn an azimuth of 287 degrees 47 minutes 52 seconds north westerly 218.64 feet to the point of beginning, said property contains 4.39 acres more or less.

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, have hereunto set hand(s) and seal(s), this day of 19

WITNESS:

STATE OF ALA. SHELBY CO.
NOTARY PUBLIC

1980 NOV 11 AM 8:00 (Seal)

(Seal)

(Seal)

Recd 16.00
Rec. 1.50
Ind. 1.00
18.50

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Kathy S. Gardner, a Notary Public in and for said County, in said State, hereby certify that Flora J. Cross whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance are executed the same voluntarily on the day the same bears date.

Given under hand and official seal this 6th day of September A. D., 1980

My Commission Expires July 27, 1982

Kathy S. Gardner

BOOK 329 PAGE 693