

(Name) Roberts Real Estate 579
(Address) Montevallo, Alabama



Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

19801117000131210 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/17/1980 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA }
Shelby COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Fifteen Thousand and no/100 ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
William B. Surface and Wife, June C. Surface
(herein referred to as grantors) do grant, bargain, sell and convey unto
James M. Tarrance and Wife Loretta J. Tarrance

(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 Northwest corner of the SW¹/₄ of the NW¹/₄ of Section 22, Township 22 South, Range 3 West; thence East along the North boundary 180.21 feet; thence right 88 deg. 46'50" in a Southerly direction 154.47 feet to South line of Davila Drive; thence left 94 deg. 32' in a Northeasterly direction along said South line and a projection thereof 200.56 feet to the point of beginning, said point being an iron pin at the Northeast corner of Shephard Property; thence continue along same course 71.00 feet to an iron pin; thence right 50 deg. 35' in a Southeasterly direction 380 feet to an iron pin; thence right 8 deg. 20' in a Southeasterly direction 104 feet, more or less, to an iron pin on the Northwest side of a creek; thence Southeasterly 53.50 feet to an iron pin on the Southwest side of said creek; thence Southeasterly 155.30 feet to the Northwest abutment corner of a culvert on the North right-of-way of Overland Road; thence Northwesterly and Westerly along said North right-of-way 406.86 feet, more or less, to an iron pin at the Southeast corner of said Shephard Property; thence Northerly along the East boundary of said Shephard Property 442.31 feet to the point of beginning. According to survey of W.M. Varnon, Reg. L.S. No 9324, dated August 13, 1980. Situated in 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 15th day of October, 1980

WITNESS:
STATE OF ALABAMA, SHELBY CO.
JUDICIAL OFFICE
1980 NOV 17 PM 3:00
Deed - 15.00
Rec - 1.50
Tad. - 1.00
17.50

William B. Surface (Seal)
June C. Surface (Seal)

STATE OF ALABAMA }
Shelby COUNTY } **General Acknowledgment**

Laura Lou Roberts, a Notary Public in and for said County, in said State, hereby certify that William B. Surface and wife June C. Surface 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 15th day of October, A. D. 1980
Laura Lou Roberts Notary Public

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