

(Name) Courtney H. Mason, Jr., Attorney at Law

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Shelby Cnty Judge of Probate, AL
12/12/1980 00:00:00 FILED/CERTIFIED

(Address) P. O. Box 1007, Alabaster, AL 35007

Form 1-1-5 Rev. 1-66

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

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of TWENTY EIGHT THOUSAND NINE HUNDRED AND NO/100 (\$28,900.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
JAMES M. DENNEY AND WIFE, DOROTHY N. DENNEY
(herein referred to as grantors) do grant, bargain, sell and convey unto

VERTIS WAYNE FLIPPO AND WIFE, JANE E. FLIPPO

(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:

Lot No. 72, as shown on a map entitled "Property Line Map, Siluria Mills", as recorded in Map Book 5, Page 10 in the Office of the Judge of Probate in Shelby County, Alabama, more particularly described as follows: Commence at the intersection of the West Right of Way line of 6th Street S.W. (Fallon Avenue - record) and the South Right of Way line of 11th Avenue S.W. (Strowd Avenue - record), said right of way lines as shown on the Map of the Dedication of the Streets and Easements, Town of Siluria, Alabama: thence Northwesterly along said Right of Way line of 11th Avenue S.W. (Strowd Avenue - record) for 94.00 feet to the Point of Beginning; thence 90 deg. 00 min. left and run Southwesterly for 119.65 feet; thence 49 deg. 11 min. 22 sec. right and run Southwesterly for 132.12 feet; thence 130 deg. 48 min. 38 sec. right and run Northeasterly for 206.00 feet to a point on the South Right of Way line of 11th Avenue S.W. (Strowd Avenue - record); thence 90 deg. 00 min. right and run Southeasterly along said line of 11th Avenue S.W. for 100.00 feet to the Point of Beginning. Situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$28,900. of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 ARE hand(s) and seal(s), this 10th day of December, 19 80

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS DEED WAS FILED (Seal) 1980 DEC 12 AM 9:11 (Seal) [Signature] (Seal)

[Signature] (Seal) James M. Denney [Signature] (Seal) Dorothy N. Denney (Seal)

STATE OF ALABAMA Shelby COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James M. Denney and wife, Dorothy N. Denney whose name is affixed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that I am informed of the contents of the conveyance they executed the same voluntarily on the day the same were dated.

Given under my hand and official seal this 10th day of December, A. D., 19 80

[Signature] Notary Public

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