

This instrument was prepared by  
Harrison, Conwill, Harrison & Justice  
(Name) Attorneys at Law  
P.O. Box 557  
(Address) Columbiana, Alabama 35051



Jefferson Land Title Services Co., Inc.  
318 21ST NORTH • P. O. BOX 10431 • BIRMINGHAM, ALABAMA 35201-0431  
AGENTS FOR  
Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR- 705

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

19810122000008040 Pg 1/1 .00  
Shelby Cnty Judge of Probate, AL  
01/22/1981 00:00:00 FILED/CERTIFIED

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

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Norman Poe and wife, Patricia Ann Poe  
(herein referred to as grantors) do grant, bargain, sell and convey unto  
Virgil C. Lugar, Sr. and Audrey A. Lugar

(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:

A parcel of land situated in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West, more particularly described as follows: Commence at the NW corner of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  and run North a distance of 120 feet; thence run East a distance of 1312.11 feet to iron, to be point of beginning; thence North 142.2 feet; thence turn left and run West a distance of 300 feet; thence South a distance of 142.2 feet; thence East 300 feet back to point of beginning. This land contains one acre, more or less, and is situated in the SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of Section 1, Township 20 South, Range 1 West. Situated in Shelby County, Alabama.

Subject to easements and rights-of-way of record.

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 6th day of January, 1981

WITNESS:

Deed TAX 20.00 STATE OF ALA. SHELBY CO.  
1.50 I CERTIFY THIS  
1.00 INSTRUMENT WAS FILED  
22.50  
1981 JAN 22 PM 1:52  
(Seal)

Norman Poe (Seal)  
Patricia Ann Poe (Seal)  
Patricia Ann Poe (Seal)

STATE OF ALABAMA  
SHELBY

COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Norman Poe and wife, Patricia Ann Poe, 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 6th day of January, A. D. 1981

W. R. Justice

Notary Public.