

This instrument was prepared by
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P.O. Box 557

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Jefferson Land Title Insurance Co., Inc.

315 21ST NORTH • P.O. BOX 10881 • PHONE (205) 328-8020

BIRMINGHAM, ALABAMA 35203

AGENTS FOR:

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,



19810302000023850 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
03/02/1981 00:00:00 FILED/CERTIFIED

That in consideration of Forty Thousand and no/100 DOLLARS

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

Charlie Sparks and wife, Annie Louise Sparks

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

Ermon Ira Lee Lawley and Patricia Ilene Lawley

(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:

Start at the Southwest corner of Southwest Quarter of Southeast Quarter of Section 12, Township 20 South, Range 4 West; thence run East along the South line of said SW $\frac{1}{4}$ of SE $\frac{1}{4}$, a distance of 755.64 feet to the Southeast right-of-way boundary of Southern Railway for point of beginning; continue along said course a distance of 421.74 feet to the West right-of-way boundary of County Road; turn left an angle of 65 degrees 55 minutes 45 seconds and run along the chord of an arc of said right-of-way a distance of 186.05 feet to a point; thence turn to the left and run in a Southwesterly direction to the point of beginning of the lot herein described; said lot being in and being a part of SW $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 12, Township 20 South, Range 4 West, Shelby County, Alabama. Situated in Shelby County, Alabama.

\$30,000.00 of the above recited purchase price was paid from a mortgage executed 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, have hereunto set hand(s) and seal(s), this 25th day of February, 19 81

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1981 MAR -2 AM 10:41

Charlie Sparks

Charlie Sparks

Annie Louise Sparks

Annie Louise Sparks

STATE OF ALABAMA

SHELBY COUNTY

Deed 10.00
Rec. 1.50
Sub. 1.00
12.50

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Charlie Sparks and wife, Annie Louise Sparks 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 25th day of February, 19 81

Judy R. Davis
Commission exp.
7/17/82

Notary Public