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Shelby Cnty Judge of Probate, AL
05/08/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty thousand and no/100 (\$30,000.00) DOLLARS

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

Helen Sayer Glass, a single woman

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

Jack M. Kelley and Linda M. Kelley

(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 part of the SE 1/4 of SW 1/4 of

Section 12, Township 22 South, Range 1 East, described as follows:

To find the point of beginning start at the NE corner of the SE 1/4 of SW 1/4; thence South 2 deg. East along the East line of the said SE 1/4 of SW 1/4 a distance of 210 feet to a point; thence at a deflection angle of 57 deg. 07 min. to the right a distance of 136.3 feet to a point; thence at a deflection angle of 13 deg. 31 min. to the left a distance of 152.5 feet to a point; thence at a deflection angle of 35 deg. 10 min. to the left a distance of 100 feet to a point which is the point of beginning; thence at a deflection angle of 11 deg. 01 min. to the right a distance of 140.2 feet to a point; thence at a deflection angle of 85 deg. 34 min. to the left a distance of 172.1 feet to a point; thence at a deflection angle of 90 deg. 43 min. to the left a distance of 201.0 feet to a point; thence at a deflection angle of 108 deg. 01 min. to the left a distance of 190.8 feet to the point of beginning, containing .68 acres. Situated in Shelby County, Alabama.

Subject to taxes for 1981.

Subject to rights of Alabama Power Company for flood rights of 397 feet below datum plane as shown by deed dated September 16, 1965 recorded in Deed Book 238, page 226, Probate Office of Shelby County, Alabama.

\$ 35,000.00 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 (Helen Sayer Glass) do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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, I have hereunto set my hand(s) and seal(s), this 6th day of May 1981

WITNESS:

Helen Sayer Glass (Seal) 150
HELEN SAYER GLASS (Seal)

(Seal) 750 (Seal)

(Seal) (Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for said County, in said State

hereby certify that Helen Sayer Glass, a single woman

whose name is subscribed to the foregoing conveyance, and who is known to me, acknowledged to me

on this 6th day of May 1981, that she executed the same voluntarily

on this 6th day of May 1981, and that she is the person whose name is subscribed to the same.

Witness my hand and seal this 6th day of May 1981.

Larry L. Halcomb