



american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) V. Wayne Causey, Attorney at Law

(Address) P. O. Drawer D. Calera, Alabama 35040



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Shelby Cnty Judge of Probate, AL
09/04/1981 00:00:00 FILED/CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-six thousand five hundred eleven and 46/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nancy Elizabeth Lucas and husband, Edward W. Lucas and Sherron Irene Stagner and husband, John Stagner (herein referred to as grantors) do grant, bargain, sell and convey unto James H. Mann and wife, Margene D. Mann

(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:

That certain lot or parcel of land situated in the SE 1/4 of the SE 1/4 of Section 34, Township 20, Range 3 West, more particularly described as follows:

Begin at a point on the Northern boundary of said forty acre tract 480 feet West of the Northeast corner of said forty acre tract and run in a South-westerly direction to an intersection with the Northern margin of that certain paved road leading from Alabaster, Alabama to the Montevallo and Bessemer Highway, which said point of intersection is 994 feet Northwesterly from the intersection of the Northern margin of said Alabaster paved road with the Eastern boundary of said forty acre tract, measured along said margin of said road, the said first named point of intersection being the point of beginning of the parcel herein described and conveyed, run thence perpendicular to said paved road in a Northeasterly direction 200 feet, thence run in a Northwesterly direction parallel with said paved road 200 feet, thence run in a Southwesterly direction, perpendicular to said paved road 200 feet to intersection to Northern margin of said paved road, thence run in a Southeasterly direction along said margin of said paved road 200 feet to the point of beginning of the lot or parcel herein conveyed.

Subject to easements and restrictions of record.

Sherron Irene Stagner, one of the aforementioned grantors, former name was Sherron Irene McKinney and they are one and the same person.

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 4th day of September, 1981.

WITNESS: STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED Sept 4 1981 Rec. 250 Ind. 100 5050 Nancy Elizabeth Lucas (Seal) Nancy Elizabeth Lucas (Seal) Edward W. Lucas (Seal) Edward W. Lucas (Seal) Sherron Irene Stagner (Seal) Sherron Irene Stagner (Seal) John Stagner (Seal) John Stagner (Seal)

General Acknowledgement
STATE OF ALABAMA
COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nancy Elizabeth Lucas and husband, Edward W. Lucas and Sherron Irene Stagner and husband, John Stagner 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 4th day of September, A. D., 1981.
V. Wayne Causey Notary Public