

This instrument prepared by
(Name) HOLLIMAN, TUCKER, KINCAID & LADNER
(Address) 1610 4th Avenue North, Bessemer, AL



Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
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.

19810921000101430 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/21/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty-four Thousand Three Hundred and no/100 (\$24,300.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Kermit Stephens & wife, Ebna C. Stephens; Joe Stephens and wife, Lula T. Stephens; Edward Stephens and wife, Dorothy L. Stephens (herein referred to as grantors) do grant, bargain, sell and convey unto James Arthur Coleman and Ruth L. Martin Coleman, Charles Arthur Coleman and Betty Ann Coleman (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 Tract or parcel of land in Shelby County, State of Alabama, lying and being in the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 13, Township 22 South, Range 2 West and being more particularly described as follows: Commence at the Northeast corner of the above mentioned W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 13 and proceed South 00 degrees 30 minutes West along the East boundary of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ for a distance of 566 feet to the point of beginning, said point being 785 feet, North 00 degrees 30 minutes East from the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 13, said point being on the Southeasterly right-of-way line of Alabama Highway No. 25; thence South 21 degrees 18 minutes West along the Southeasterly right-of-way line of said Highway #25 for a distance of 576.7 feet to a point of beginning of a Highway curve concave right; thence along the Southeasterly right-of-way line of said Highway #25 and said curve concave right and in a Southwesterly direction for a distance of 1125 feet, more or less, to a point on said curve and right-of-way line of Highway #25, said point being 50 feet northeast of the center of Rum Branch; thence South 47 degrees 08 minutes 20 seconds East for a distance of 453.28 feet to a point on the Northwesterly right-of-way line of the L & N Railroad; thence North 36 degrees 48 minutes 40 seconds east along the Northwesterly right of way line of said Railroad for a distance of 760.53 feet to a point on said Railroad right of way line and the East boundary of the above mentioned W $\frac{1}{2}$ of NW $\frac{1}{4}$ of said Section 13 said point also being 366.7 feet, South 00 degrees 30 minutes West of the Southeast corner of the NW $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 13; thence North 00 degrees 30 minutes East along the East boundary of W $\frac{1}{2}$ of NW $\frac{1}{4}$ of said Section 13 for a distance of 1151.7 feet to the point of beginning; being situated in Shelby County, AL.
(CONTINUED ON BACK SIDE)

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 17 day of September, 1981

Kermit Stephens (Seal)
Joe Stephens (Seal)
Edward Stephens (Seal)

Ebna C. Stephens (Seal)
Lula T. Stephens (Seal)
Dorothy L. Stephens (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 Kermit Stephens & wife, Ebna C. Stephens; Joe Stephens & wife, Lula T. Stephens whose name 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 17 day of September, A. D., 1981

Form ALA-31
Central State Bank
P. O. Box 180
Cakrs, AL 35040

Jan S. Hargrave Notary Public.
My Commission Expires October 1, 1983

BOOK 334 PAGE 966

- This conveyance subject to:
1. Taxes for the year 1981
 2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 80, page 173 in Probate Office.
 3. Right of way granted to Shelby County by instrument recorded in Deed Book 108, page 416, and Deed Book 86, page 215, in Probate Office.
 4. Oil, gas and mineral Lease from the Stephens to Atlantic Richfield Company dated June 12, 1979, as shown by Deed Book 321, page 619.
 5. Subject to a slight fence encroachments on the easterly side as shown by survey of Billy R. Martin dated September 7, 1981.

\$18,000.00 of the purchase price recited above was paid from a mortgage filed simultaneously herewith.

19810921000101430 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
09/21/1981 00:00:00 FILED/CERTIFIED

See Pcty. 415-569
STATE OF ALA. SHELBY CO. *Deed for 650*
I CERTIFY THIS *Rec. 600*
INSTRUMENT WAS FILED *100*
1981 SEP 21, AM 8:32 *1350*
Thomas P. Snowden, Jr.
JUDGE OF PROBATE

Peter
TO
Certified Clerk of Court
P. O. Box 500
Jefferson Land Title Services Co., Inc.
WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR



Recording Fee \$
Deed Tax \$ \$

This form furnished by

Jefferson Land Title Services Co., Inc.
316 21ST NORTH • P.O. BOX 10461 • PHONE (205) 328-8030
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

