

This instrument was prepared by

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Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama



19811023000112960 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
10/23/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five and No/100 (\$5.00) DOLLARS

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

MABLE ANGELINE MOSIER SMITHERMAN, a widow

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

HARRY T. MOSIER AND WIFE, PEGGY ANN MOSIER

(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:

Commence at the Northeast corner of the Northeast Quarter of the Northwest Quarter of Section 34, Township 20 South, Range 4 West, thence southerly along the east line of said Quarter-Quarter Section 330.0 feet, thence turn right 54 degrees 06 minutes and run southwesterly a distance of 50.67 feet; thence turn right 77 degrees 38 minutes right and run northwesterly a distance of 475.11 feet to the southeast right-of-way line of the Southern Railroad for the point of beginning of tract of land herein described; thence turn left 99 degrees 26 minutes 30 seconds and run southwesterly along the Southeasterly right-of-way line of said railroad a distance of 126.72 feet, thence turn left 80 degrees 33 minutes 30 seconds left and run southeasterly 426.91 feet to a point on the southeast bank of a creek; the centerline of said creek being the southeasterly property line of tract of land herein described; thence turn left 77 degrees 38 minutes and run northeasterly along the meanderings of said creek a distance of 127.97 feet, thence turn left 102 degrees 22 minutes left and run northwesterly a distance of 475.11 feet to the point of beginning, containing 1.30 acres, more or less.

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, I have hereunto set my hand(s) and seal(s), this 4th day of January, 1981.

WITNESS:

Emma D. Higginbotham (Seal)
Jane B. Tull (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED
1981 OCT 23 PM 3:11 (Seal)

Mable Angeline Mosier Smitherman (Seal)
Mable Angeline Mosier Smitherman (Seal)

STATE OF ALABAMA

Shelby COUNTY

Thomas A. Smitherman, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mable Angeline Mosier Smitherman, a widow whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of January, 1981.

23 Box 16
P. D. Law, Ala 35124

Emma D. Higginbotham (Seal)
MY COMMISSION EXPIRES NOV. 1, 1983
Public.