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THIS INSTRUMENT PREPARED BY:

Margaret Pennington

DAC Corporation of Ala.

3940 Montclair Road, Suite 307

Birmingham, Alabama 35213

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

ALABAMA TITLE CO., INC.

State of Alabama

JEFFERSON

COUNTY

Know All Men By These Presents,

19811109000119660 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
11/09/1981 00:00:00 FILED/CERTIFIED

That in consideration of Twenty-four Thousand Five Hundred and 00/100 ----- DOLLARS

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

James W. Anderson, Sr. and Maudie E. Anderson, husband and wife

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

James McCormack and Barbara L. McCormack, husband and wife

(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:

PARCEL I:

Part of the East 1/2 of NE 1/4 of SW 1/4 of Section 23, Township 19, Range 1 East, more particularly described as follows: Begin at the Southeast corner of said NE 1/4 of SW 1/4 and run North along the East line 419.75 feet to the point of beginning, from said point of beginning continue North along the East line 350 feet to the Southeast right of way of Highway 280, thence turn an angle to the left of 118 degrees 49' 52" and run Southwesterly along said right of way 395 feet, thence turn left an angle of 69 degrees 29' and run along the Easterly boundary of Cheshire Road for 200 feet; thence turn left and run Northeasterly to the point of beginning. Situated in Shelby County, Alabama.

PARCEL II:

Part of the East 1/2 of the NE 1/4 of the SW 1/4 of Section 23, Township 19, Range 1 East, situated in Shelby County, Alabama, described as follows: Commence at the Southeast corner of NE 1/4 of the SW 1/4 of said Section 23, and run North along the East boundary of said 1/4-1/4 section a distance of 263.90 feet to the Northeast corner of the "Champion Tract" as described by deed recorded in Deed Book 300, page 671, said point also being the point of beginning; thence continue North along said 1/4-1/4 section 160 feet more or less to a point on the South line of the "Anderson tract" as described by deed recorded in Book 274, page 187; thence run West and along the South line of the "Anderson tract", a distance of 320 feet more or less to a point on the East right of way line of Cheshire Road, thence run Southerly along the East line of Cheshire Road to a point on the North line of the "Champion tract" as described aforesaid thence run East along the North line of the "Champion tract" 415 feet more or less to the point of beginning. Situated in Shelby County, Alabama.

NOTE: \$14,000.00 of the purchase price recited above was paid from 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 (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:

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 and seal 's, this 27th day of October, 1981.

WITNESS:

Margaret Pennington, Notary Public in and for said County, in said State, do hereby certify that James W. Anderson, Sr. and Maudie E. Anderson, whose names are signed to the foregoing conveyance, and who are known to me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

State of ALABAMA

JEFFERSON

COUNTY

1981 NOV -9 AM 9:34
General Acknowledgement

I, Margaret Lindsey Pennington, a Notary Public in and for said County, in said State, hereby certify that James W. Anderson, Sr. and Maudie E. Anderson, whose names are signed to the foregoing conveyance, and who are known to me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of October

Form 3091

ALABAMA TITLE CO., INC.

RETURN TO: 315 NO. 21ST STREET