

289

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama
SHELBY COUNTY

Know All Men By These Presents,

That in consideration of \$10,250.00 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,
Randall H. Goggans and wife, Holly H. Goggans
(herein referred to as grantors) do grant, bargain, sell and convey unto Pete Gerontakis and Louise Gerontakis

(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 JEFFERSON County, Alabama to-wit: SURFACE RIGHTS ONLY

A parcel being 6.06 acres more or less in the Northeast corner of SE 1/4 of SE 1/4, Section 25, Township 19 South, Range 1 East, Shelby County, Alabama, being founded and further described as: Begin at the Northeast Corner of the SE 1/4 of SE 1/4, Section 25, Township 19 South, Range 1 East, thence run West along the North line of said forty a distance of 400 feet to a point, thence run South parallel to the East line of said forty a distance of 660 feet to a point, thence run East parallel to the North line of said forty a distance of 400 feet to a point on the East line of said forty, thence run North along the East line of said forty a distance of 660 feet to the NE corner of said forty and the point of beginning, all in the SE 1/4 of SE 1/4, Section 25, Township 19 South, Range 1 East, Shelby County, Alabama and being 6.06 acres more or less.

Subject to all R.O.W.'s and easements that may be of record or in evidence through use.

Subject to mineral rights and all oil and gas and mining rights and others.

Subject to taxes during the year 1982 and thereafter.

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 ~~we~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 this 30 day of December 1981

WITNESS: *[Signature]* RANDALL H. GOGGANS
[Signature] HOLLY H. GOGGANS
1982 JAN 18 PM 1:52

State of ALABAMA
JEFFERSON COUNTY

I, James F. Burford, III, a Notary Public in and for said County, in said State, hereby certify that Randall H. Goggans and wife, Holly H. Goggans, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30 day of December

