

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 Trade of Property

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 G. 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 Shelby County, Alabama to-wit:

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An undivided $\frac{1}{4}$ interest in all that part of the North half of the Southwest Quarter of Section 31, Township 19 South, Range 2 East, lying North of the Old Harpersville-Westover Road; ALSO, the West one-third of the West half of the Northwest Quarter of Section 31, Township 19 South, Range 2 East; ALSO, the West one-third of the Southwest Quarter of the Southwest Quarter of Section 30, Township 19 South, Range 2 East; ALSO, the East half of the Northeast Quarter of Section 36, Township 19 South, Range 1 East, LESS AND EXCEPT: Commence at the Northwest corner of the SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, thence run East along North line of SW $\frac{1}{4}$ of Section 31 a distance of 440 feet to the point of beginning; from the point of beginning run South and parallel with the West line of said $\frac{1}{4}$ Section to the North right-of-way of the Harpersville-Westover Road; thence run Northeasterly along the North right-of-way of said road to the North line of the SW $\frac{1}{4}$ of said Section 31; thence run West along the North line of the SW $\frac{1}{4}$ to the point of beginning; being situated in NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 East, Shelby County, Alabama. Mineral and mining rights excepted. SUBJECT TO:

That certain mortgage from Pete G. Gerontakis and wife, Louise Gerontakis; Randall H. Goggans and wife, Holly H. Goggans to William Bradford Kidd and/or Margaret Kidd encumbering the above described property and recorded in the Probate Office of Shelby County, Alabama.

Taxes due in the year 1981 and thereafter.

Easements, restrictions and rights of way of record.

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~~ (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 17 day of SEPTEMBER, 1981.

WITNESS:

Seed 2.00

Rec. 1.50

Ind. 1.00

STATE OF ALA. SHELBY CO.

I CERTIFY THAT

INSTRUMENT WAS FILED

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1982 JAN 18 PM 2:02

State of Alabama

COUNTY OF PROBATE

I, James F. Burford III, hereby certify that ~~Randall H. Goggans and wife, Holly H. Goggans~~ whose names are signed to the foregoing conveyance, and who me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

Given under my hand and official seal this 17 day of

a Notary Public in and for said County, in said State, known to me, acknowledged before me, and executed the same voluntarily

