

This instrument was prepared by

(Name) Lamar Ham, Attorney at Law(Address) 3512 Old Montgomery Highway, Homewood, AL 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

Shelby } COUNTY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Twelve Thousand and no/100 (\$12,000.00) DOLLARS

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

Nellie Jean Nelson, an unmarried woman

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

Deal Stewart, Jr. and Shelia D. Stewart

(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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION OF PROPERTY CONVEYED.

Subject to current taxes, easements, permits and rights of way of record.

Nellie Jean Nelson is the surviving grantee of deed recorded in Deed Book 274, page 633 in the Probate Office of Shelby County, Alabama; the other grantee, Charles C. Nelson, Jr. having died on or about the 10th day of June, 1977.

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 ~~do~~ do for myself (~~myself~~) and for my (~~my~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~myself~~) 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 ~~will~~ and my (~~my~~) 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 11th day of January, 1982

WITNESS:

(Seal)

*Nellie Jean Nelson*  
NELLIE JEAN NELSON (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nellie Jean Nelson, an unmarried woman 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 11th day of January, A. D., 1982

LAMAR HAM  
ATTORNEY AT LAW

3512 OLD MONTGOMERY HWY.  
BIRMINGHAM, ALABAMA 35209

My Commission Expires

Notary Public.

EXHIBIT "A"

Begin at the Southwest corner of the NE 1/4 of the NE 1/4 of Section 14 Township 21 South, Range 3 West, Shelby County, Alabama, thence run easterly along the South line of said quarter-quarter 447.92 feet to a point; thence 135 deg. 47 min. 54 sec. left and run Northwesternly 479.60 feet to a point in the centerline of Shelby County Highway No. 26 thence 86 deg. 49 min. 06 sec. left and run Southwesterly along the centerline of said Highway 26 with a curve to the left having a central angle of 9 deg. 03 min. 24 sec. and a radius of 1,964.08 feet; thence continue southwesterly along centerline of said Highway along the arc of said curve, a distance of 311.26 feet to a point; thence 92 deg. 35 min. left from chord and run southeasterly 175.75 feet to the point of beginning; being situated in the NE 1/4 of the NE 1/4 of Section 14, Township 21 South, Range 3 West, Shelby County, Alabama. There is excepted herefrom the Highway right-of-way.

SHIRLEY A. SHELLEY, JR.  
IDENTIFY THIS  
DEED WITH THE

1982 JAN 18 AM 8:49

*Thomas G. Shoultz, Jr.*  
JUDGE OF PROBATE

Seed	12.00
Rec.	3.00
Ind.	1.00
	<hr/>
	16.00