

James G. Henderson
Suite 405, 11 West Oxmoor Road
Birmingham, Alabama 35209

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 Seventy-Six Hundred Fifty and no/100 (\$7,650.00) ----- DOLLARS

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

Roger Dale Massey

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

Gary Lee Carr and Sharon Albright Carr

(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:

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 17 Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 37 of DEER SPRINGS ESTATES, Third Sector, as recorded in Map Book 6, page 5 in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Southwesterly direction, along the Northwesternly Right of Way Line of Houston Drive (extended), a distance of 219.93 feet, thence 77 degrees 40 minutes 58 seconds right, in a Northwesternly direction, a distance of 210.44 feet, thence 77 degrees 49 minutes 03 seconds left, in a Southwesterly direction a distance of 100.0 feet to the Point of Beginning; thence continue along last described course a distance of 224.96 feet, thence 87 degrees 59 minutes 14 seconds left, in a Southeasterly direction, a distance of 229.56 feet to the center line of a 30-foot wide Easement for a roadway, thence 86 degrees 42 minutes 30 seconds left in a Northeasterly direction, along said center line, a distance of 176.50 feet thence 15 degrees 24 minutes 09 second right, in a Northeasterly direction, along said center line, a distance of 61.24 feet, thence 110 degrees 42 minutes 25 seconds left, in a Northwesternly direction, a distance of 267.38 feet to the Point of Beginning.

Subject to:

1. Taxes due in the year 1982 which are a lien but not due and payable until October 1, 1982.
2. Easement for ingress and egress as recorded in Vol. 324, page 797 in the Probate Office of Shelby County, Alabama.
3. Right of way to South Central Bell as recorded in Vol. 336, page 220 in the said Probate Office.
4. All minerals of every kind and character, including, but not limited to oil, gas, sand and gravel in, on and under subject property.

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,

day of January

WITNESS:

Deed tax 8.00
Rec 1.50
Jud 1.00
10.50

1982 JAN 27 AM 8:50

JUDGE OF PROBATE

my hand and seal

this 22nd

Roger Dale Massey
Roger Dale Massey

State of ALABAMA

JEFFERSON

COUNTY

General Acknowledgement

I, the undersigned hereby certify that Roger Dale Massey whose name is 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,

a Notary Public in and for said County in said State,

known to me acknowledged before executed the same voluntarily

Given under my hand and official seal this 22nd day of January

A. D., 1982