

1152

THIS INSTRUMENT PREPARED BY: Ralph E. Coleman  
2172, 11th Court South  
Birmingham, Alabama 35205

WARRANTY DEED JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA :  
SHELBY COUNTY :

KNOW ALL MEN BY THESE PRESENTS, That in Consideration of SIXTEEN THOUSAND FIVE HUNDRED (\$16,500.00) DOLLARS to the under- signed grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, RALPH E. COLEMAN and wife, PEGGY M. COLEMAN, BENICE E. McMICKENS and wife, GERTRUDE McMICKENS (herein referred to as grantors) do grant, bargain, sell and convey unto DENNIS E. TIERCE and wife, MARTHA J. TIERCE (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:

Part of the Southwest quarter of the northeast quarter, Sec. 7, T. 20, So. R. 3 W. Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said Southwest quarter of the Northeast quarter, thence north along the west boundary of said Southwest quarter of the Northeast quarter for a distance of 655.35 feet; thence turn an angle of 97° 26' to the right and run southeasterly a distance of 300 feet to the point of beginning; thence continue along the last described course a distance of 384.96 feet; thence turn an angle of 103° right and run a distance of 424.79 feet more or less to the north edge of Fungo Public Road (County Road No. 33); thence run in a northwesterly direction along the north edge of said Fungo Public Road a distance of 364 feet; thence turn right 95° 25' run for a distance of 361.0 feet more or less to the point of beginning. Containing 3 acres more or less, less and except a strip of property containing 0.41 acres more or less deeded to the State of Alabama for Right-Of-Way of Interstate Highway No. 65 by deed recorded in Deed Book 289, Page 558 in the Office of the Judge of Probate, Shelby County, Alabama, less and except a parcel of property containing 0.01 acres more or less deeded to the State of Alabama for Right-Of-Way of Interstate Highway No. 65 by deed recorded in Deed Book 300, Page 617 in the Office of the Probate Judge of Shelby County, Alabama.

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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 do, for ourselves and our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will

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Return to: DENNIS E. TIERCE  
P.O. Box 507  
Millbrook, Ala.  
36054

and 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 hands and seals this 25 day of March, 1982.

Ralph E. Coleman  
Ralph E. Coleman

Peggy M. Coleman  
Peggy M. Coleman

Bence E. McMickens  
Bence E. McMickens

Gertrude McMickens  
Gertrude McMickens

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STATE OF ALABAMA :  
JEFFERSON COUNTY :

I, KENNETH R. WATKINS, a Notary Public in and for said County in said State hereby certify that Ralph E. Coleman, Peggy M. Coleman, Bence E. McMickens and Gertrude McMickens, 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, they executed the same voluntarily on the say the same bears date.

Given under my hand and official seal this 25 day of March, 1982.

Kenneth R. Watkins  
Notary Public



STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED

1982 APR -1 AM 8:09

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

Recd 12.50

Recd. 4.00

Sub. 1.00

21.50