

THIS INSTRUMENT PREPARED BY:

William E. Swatek

3400 Highway 31, South,

Pelham, AL 35124

1911  
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 Twenty-Five Thousand and 00/100 (\$25,000.00) DOLLARS  
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we,

Wallace Cross

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

Howard C. Wise, Jr. and Emily R. Wise

(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 part of the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, more particularly described as follows: From the Southwest corner of the Northeast Quarter of the Northwest Quarter of Section 23, Township 19 South, Range 2 West, run Northerly along the West line of said  $\frac{1}{4}$  -  $\frac{1}{4}$  Section and centerline of a 30-foot roadway 243.30 feet to point of beginning of land herein described; thence continue Northerly along said West line and centerline of said 30-foot roadway 460.00 feet; thence turn right an angle of 40 degrees, 24 minutes and run Northeasterly 23.14 feet; thence turn right an angle of 91 degrees, 27 minutes and run Southeasterly 708.00 feet; thence turn right an angle of 137 degrees 35 minutes 35 seconds and run Westerly 542.52 feet to point of beginning. Situated in NE $\frac{1}{4}$  of NW $\frac{1}{4}$  of Section 23, Township 19 South, Range 2 West, Shelby County, Alabama.

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

1982 APR 22 AM 8:17

F. Thomas A. Swain, Jr.  
JUDGE OF PROBATE

See Mtg 420 - 17  
Seed Tax - 6.00  
Rec 1.50  
Ind. 1.00  
8.50

\$19,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously here with.

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, I have hereunto set my hand and seal, this 17th day of April, 1982.

WITNESS:

Wallace Cross  
Wallace Cross

State of

COUNTY

General Acknowledgement

I, hereby certify that Wallace Cross 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, State,

is known to me, acknowledged before did executed the same voluntarily

Given under my hand and official seal this 17th day of April, A.D., 1982