

This instrument was prepared by

(Name) S. M. Mahan, Jr.

(Address) Montevallo, Al.



This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Telephone 988-5600



AGENT FOR

**ST. PAUL TITLE**

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand (\$15,000.00) Dollars DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
S. M. Mahan, Jr.

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

✓ Glenn V. Chapin and Corrie J. Chapin

(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 Lot 40, in the Town of Montevallo, Alabama, according to the Original Plat of said Town, as recorded in the Probate Office of Shelby County, Alabama, said property hereby conveyed being more particularly described as follows:

Begin at a point on the Southeast Margin of Broad Street, sometimes called Main Street, which is 111 feet and 3 inches Northeast of the Westernmost corner of the F.W. Rogan store building, which last mentioned point is the Westernmost corner of Lot No. 41, and from said point of beginning of the lot hereby conveyed, run Southeasterly, perpendicular to said Broad Street, a distance of 50 feet; thence in a Southwesterly direction parallel with said Broad Street 16 feet; thence in a Northwesterly direction perpendicular to said Broad Street a distance of 50 feet, to the margin of said Broad Street; thence North-easterly along the margin of said Broad Street 16 feet to the point of beginning, said lot hereby conveyed known as the "Barber Shop Lot".

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 (ours) 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, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (ours) 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 3rd day of May, 19 82

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
17.50 1982 MAY -3 AM 11:40

S. M. Mahan, Jr. (Seal)  
Linda C. Mahan (Seal)  
Linda C. Mahan (Seal)

Thomas A. Snowden, Jr. (Seal)  
JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Merle H. Howard, a Notary Public in and for said County, in said State, hereby certify that S. M. Mahan, Jr. & Linda C. Mahan 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 of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of May, A. D. 19 82