

This instrument was executed by

(Name) Phillip Sarris, Attorney at Law (No title search made)

(Address) 1920 Mayfair Drive, Birmingham, AL 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Thousand Five Hundred Dollars (\$1,500.00) cash and the execution of a purchase money mortgage in the amount of \$20,300.00

to the undersigned grantor, Shelby Estates, Inc.  
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
William Edward Hulsey and Mary Katherine Hulsey

(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

SEE ATTACHED PAGE FOR LEGAL DESCRIPTION MADE A PART HEREOF BY REFERENCE AND ADOPTION

Subject to easements, reservations, restrictions of record, particularly, among others that may or may not exist, that easement appearing in Deed Book 336, Page 617, and oil, gas, mineral and water right reservations as appear in Volume 41, Page 96, and Volume 326, Page 323, all in the Office of the Judge of Probate of Shelby County, Alabama.

A purchase money mortgage in the amount of \$20,300.00 was executed herewith. Said purchase money mortgage is a wrap-around type mortgage, includes that certain first mortgage from Randy Goggans and wife, Holly H. Goggans, to William Hardaman Baker and/or Helen F. Baker as recorded in Volume 403, Page 102, in the Probate Office of Shelby County, Alabama, and that certain second mortgage given by Shelby Estates, Inc. to Pete G. Gerontakis and Louise Gerontakis and recorded in Volume 417, Page 177, in said Probate Office. Once the Grantee herein satisfies this aforementioned purchase money mortgage and the note associated therewith in full, then the Grantor herein will cause to be released from the aforementioned two mortgages of Baker and Gerontakis this property herein transferred.

Subject to ad valorem taxes for the year 1982, due October 1, 1982, and thereafter, however, Grantor shall pay ad valorem taxes due October 1, 1982.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, James W. Durden who is authorized to execute this conveyance, has hereto set its signature and seal, this the 24 day of May, 1982

ATTEST:

None required

Secretary

By

James W. Durden

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, Barbara Whitsett a Notary Public in and for said County in said State, hereby certify that James W. Durden whose name as President of Shelby Estates, Inc., a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 24 day of May

19 82.

Barbara Whitsett  
Notary Public

My Commission Expires October 16, 1982

# LEGAL DESCRIPTION

A portion of land situated in the SE $\frac{1}{4}$  of Section 9, and in the NE $\frac{1}{4}$  of Section 16, all being in Township 19 South, Range 2 East, Shelby County, Alabama, and being more particularly described as follows:

Begin at the Northeast corner of the South  $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, Township 19 South, Range 2 East; thence run West along the North line of said South  $\frac{1}{2}$  a distance of 200.02 feet; thence turn left 90°-55'-11" and run South a distance of 1332.84 feet to the Northerly right-of-way line of Shelby County Road #83, said right-of-way line being more particularly described as follows: from the last described course turn left 137°-17'-58" and run Northeasterly a chord distance of 265.42 feet to an iron pin situated on said Northerly right-of-way line; thence turn right 19°-25'-38" and continue Northeasterly a chord distance of 407.24 feet to a iron pin situated on said Northerly right-of-way line (the total frontage of said tract being an arc distance of 680.0 feet, more or less); thence from the last described chord turn left 72°-38'-40" and run Northwesterly a distance of 214.35 feet; thence turn left 3°-01'-20" and continue Northwesterly a distance of 141.30 feet; thence turn right 22°-49'-30" and run Northeasterly a distance of (447.48 feet to a reference iron pin) 473.0 feet, more or less to the center of a creek; thence turn left and run Westerly along said creek centerline a distance of 350.0 feet, more or less, to the West line of the South  $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 9; thence turn right and run North along said West  $\frac{1}{2}$ - $\frac{1}{2}$  line a distance of 60.0 feet, more or less, to the point of beginning. Said tract containing 12.1 acres, more or less.

Less and except any rights-of-way or easements of record.

William Edward Hulsey  
WILLIAM EDWARD HULSEY

Mary Katherine Hulsey  
MARY KATHERINE HULSBY

SHELBY ESTATES, INC., An Alabama Corporation

BY: James W. Durden  
JAMES W. DURDEN, Its President

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

1982 MAY 25 AM 8:48

Thomas A. Snowdon, Jr.  
JUDGE OF PROBATE

Deed TAX 1.50  
Rec 3.00  
Ins 1.00  
5.50

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