

This instrument prepared by

189

(Name) Phillip J. 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 and no/100 (\$1,500.00) Dollars and the execution of a purchase money mortgage in the amount of \$22,800.00

Alabama

to the undersigned grantor, Shelby Estates, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Thomas Gene Sisson and Margie Fay Sisson

(herein referred to as GRANTEEES) 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,

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

Subject to taxes, easements, reservations and restrictions of record and oil, gas, mineral and water rights as set out in Volume 41, Page 96, and Volume 326, Page 323, in the Office of the Judge of Probate of Shelby County, Alabama.

A purchase money mortgage in the amount of \$22,800.00 has been executed with reference to this transaction. Said purchase money mortgage is a wrap-around type mortgage and 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 wife, Louise Gerontakis, and recorded in Volume 417, Page 177, in the Probate Office of Shelby County, Alabama; and this property is being transferred subject to those two aforementioned mortgages which, once the Grantee herein has satisfied, this purchase money mortgage and the note connected therewith, the Grantor herein shall obtain releases for this property from those two aforementioned mortgages.

1982 property taxes shall be paid for by Grantor.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 31st day of May 19 82

ATTEST:

None required

Secretary

By James W. Durden
JAMES W. DURDEN President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Phillip J. Sarris, 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 31st day of May 19 82

PHILLIPS J. SARRIS, Notary Public

Alabama State at Large

My Commission Expires June 18, 1984

Notary Public

LEGAL DESCRIPTION

Tract #7

A part of the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 9 and a part of the NW $\frac{1}{4}$ of 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:

Commence at the Northwest corner of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 9; thence run South along the West line of said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ a distance of 92.26 feet; thence turn left 84 $^{\circ}$ -26' and run Southeasterly a distance of 1600.0 feet to the point of beginning; thence continue along the last described course a distance of 536.82 feet; thence turn right 55 $^{\circ}$ -45' and continue Southeasterly a distance of 315.72 feet; thence turn right 26 $^{\circ}$ -55'-45" and run South a distance of 1026.80 feet; to the Northerly right-of-way line of Shelby County Road #83, said right-of-way line being in a curve to the right running Westerly; thence turn right 89 $^{\circ}$ -25'-55" and run Westerly a chord distance of 155.54 feet; thence from said chord, turn right 92 $^{\circ}$ -20'-27" and run North a distance of 464.18 feet; thence turn left 68 $^{\circ}$ -55'-45" and run Northwesterly a distance of 450.10 feet; thence turn left 111 $^{\circ}$ -04'-15" and run South a distance of 358.32 feet to the Northeast right-of-way line of said Shelby County Road #83; thence turn right 139 $^{\circ}$ -49'-03" and run Northwesterly along said Northeast right-of-way line a distance of 220.04 feet; thence turn right 40 $^{\circ}$ -09'-50" and run North a distance of 925.70 feet to the point of beginning.
Said tract containing 14.38 acres.

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

1982 JUN -4 AM 9:33

Thomas A. Shores, Jr.
JUDGE OF PROBATE

Deed 150
300
100
550

Thomas Gene Sisson
Thomas Gene Sisson

Margie Fay Sisson
Margie Fay Sisson

SHELBY ESTATES, INC., An Alabama
Corporation

James W. Durden
James W. Durden, Its President

BK. 340 pg 128-A