

This instrument prepared by

(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 Dollars (\$1,500.00) and the execution of a purchase money mortgage in the amount of \$6,100.00

to the undersigned grantor, Shelby Estates, Inc.

(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

John P. Clary and Vanessa D. Clary

(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 DOCUMENT MADE A PART HEREOF BY REFERENCE AND ADOPTION FOR LEGAL DESCRIPTION:

Subject to taxes, rights-of-way, 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 \$6,100.00 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 on this property will 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 2nd day of June, 19 82

ATTEST:

None required

Secretary

By James W. Durden
JAMES W. DURDEN President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, Phillip J. Sarris
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 2nd day of June

19 82.

PHILLIPS J. SARRIS, Notary Public

Alabama State Seal

My Commission Expires July 15, 1984

STATE

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LEGAL DESCRIPTION

Tract #2

Commence at the Northwest corner of the South $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence run South along the West line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 92.26 feet; thence turn left $84^{\circ}-26'$ and run Southeasterly a distance of 300.0 feet to the point of beginning; thence continue along the last described course a distance of 300.0 feet; thence turn right $84^{\circ}-26'$ and run South a distance of 563.28 feet; thence turn right and run Westerly along the Northerly right-of-way line of County Road #83 a distance of 305 feet, more or less; thence turn right and run North and parallel to the East line a distance of 539.02 feet to the point of beginning. Said tract containing 3.78 acres, more or less.

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

deed tax 150
Rec. 300-1982 JUN -4 AM 9:44
Ind. 100

550 *James W. Durden, Jr.*
JUDGE OF PROBATE

John P. Clary
JOHN P. CLARY

Vanessa D. Clary
VANESSA D. CLARY

SHELBY ESTATES, INC., An Alabama
Corporation

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

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BCCA