

This instrument was prepared by

(Name) Roger D. Massey

(Address) 4504 Butte Woods Lane

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand (\$34,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Roger D. Massey, an unmarried man

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

✓ Edward M. McDonough and Glenda S. McDonough

(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:

SEE ATTACHMENT

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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, 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 (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(s) and seal(s), this 16th day of February 19 82

WITNESS:

Stephen J. White (Seal)

Roger D. Massey (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, Bellie A. Meredith, a Notary Public in and for said County, in said State, hereby certify that Roger Massey whose name 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 is executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17 day of February A. D., 19 82

Bellie A. Meredith
5-6-82
Notary Public.

P.O. Box 713
Pelham, AL 35124

Southwest 1/4 of the Southeast 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 37 of DEER SPRINGS ESTATES, Third Addition, as recorded in Map Book 6, page 5, in the Office of the Judge of Probate in Shelby County, Alabama, thence in a Southwesterly direction, along the Northwesterly Right of Way Line of Houston Drive (extended), a distance of 364.35 feet, thence 90 degrees 08 minutes 05 seconds left, in a Southeasterly direction, a distance of 62.03 feet to the Point of Beginning, said point being on the center line of a 30-foot wide easement for a roadway, thence 110 degrees 42 minutes 25 seconds right, in a Southwesterly direction, along the center line of said easement, a distance of 61.24 feet, thence 15 degrees 24 minutes 09 seconds left, in a Southwesterly direction, along said center line, a distance of 176.50 feet, thence 93 degrees 17 minutes 30 seconds left, in a Southeasterly direction, a distance of 181.71 feet, thence 53 degrees 47 minutes 51 seconds left, in an Easterly direction, a distance of 75.99 feet, thence 46 degrees 01 minute 01 second left, in a Northeasterly direction, a distance of 315.14 feet, thence 85 degrees 17 minutes 06 seconds left, in a Northwesterly direction, a distance of 61.04 feet, thence 116 degrees 33 minutes 50 seconds right, in a Northeasterly direction, a distance of 90.76 feet, thence 112 degrees 55 minutes 18 seconds left, in a Northwesterly direction, a distance of 124.60 feet to a point on the Southeasterly Right of Way Line of Houston Drive (extended), thence 90 degrees 25 minutes 15 seconds left, in a Southwesterly direction, along said Right of Way Line (extended), a distance of 69.95 feet, thence 78 degrees 33 minutes 21 seconds left, in a Southeasterly direction, a distance of 30.13 feet to a point on the center line of a 30-foot wide easement for a roadway, thence 85 degrees 12 minutes 27 seconds right, in a Southwesterly direction, along said center line, a distance of 94.19 feet, thence 13 degrees 55 minutes 46 seconds right, in a Southwesterly direction, along said center line, a distance of 47.21 feet to the Point of Beginning.

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

1982 JUN 15 AM 11:31

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Deed TAX	34.00
Rec	3.00
Ind	1.00
	<hr/> 38.00