

This instrument was prepared by

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Form 1-1-7 Rev. 8-78

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

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Thirteen Thousand Eight Hundred Seventy-Five and No/100 DOLLARS

to the undersigned grantor, Shelby Estates, Inc., a corporation,  
(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

Douglas M. Purser and wife, Karen H. Purser

(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:

Commence at the NE corner of the S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, Township 19 South, Range 2 East, Shelby County, Alabama; thence run West along the North line of said S $\frac{1}{2}$  a distance of 380.04 feet to the point of beginning; thence turn left 90° 55' 11" and run South a distance of 1486.27 feet to the Northerly right-of-way line of Shelby County Road No. 83; thence turn right and run Southwesterly along said North right-of-way line a distance of 191 feet, more or less; thence turn right and run North and parallel to the East line of said property a distance of 1027.19 feet; thence turn left 26° 55' 45" and run Northwesterly a distance of 315.72 feet; thence turn right 44° 49' 40" and run Northeasterly a distance of 123.06 feet to the intersection of two creeks; thence turn left 25° 04' and run Northwesterly along said creek 140 feet, more or less to the North line of said S $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 9, Township 19 South, Range 2 East; thence turn right and run East along said North line a distance of 295.62 feet to the point of beginning. Containing 7.5 acres, more or less.

Subject to easements and restrictions of record.

Subject to that certain mortgage from Randy Goggans and wife, Holly H. Goggans to William Hardaman Baker and/or Helen F. Baker, recorded in Mortgage Book 403, Page 102, and also subject to that certain mortgage from Shelby Estates, Inc. to Pete G. Gerontakis and wife, Louise Gerontakis, recorded in Mortgage Book 417, Page 177, both in the Probate Office of Shelby County, Alabama.

\$12,375.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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, unless otherwise noted above, 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 8th day of July 1982.

ATTEST:

SHELBY ESTATES, INC.

By James W. Durden  
President

1982 JUL 13 AM 10:21

Deed 150  
Rec. 150  
Ind. 1.00  
21.00  
Bk. mtg. 431-768

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
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 8th day of July 1982.

Harrison, Jackson & Lee  
1734 Oxmoor Rd.

Notary Public