

This instrument was prepared by

683

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Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTEEN THOUSAND & NO/100 (\$15,000.00) DOLLARS plus assumption of mortgage and execute of Purchase Money Mortgage

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Alma R. Brooker, an unmarried woman

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

Stephen M. Boulter and wife, Diane P. Boulter

(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:

Part of the N $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 2, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows; Beginning at the Southeast corner of the NW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section, run in a Westerly direction along the South line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section for a distance of 383.10 feet; thence turn an angle to the right of 44 deg. 42.75' and run in a Northwesterly direction for a distance of 108.18 feet; thence turn an angle to the right of 77 deg. 34' and run in a Northeasterly direction for a distance of 210.00 feet; thence turn an angle to the right of 90 deg. 00' and run in a Southeasterly direction for a distance of 210.00 feet; thence turn an angle to the left of 90 deg. 00' and run in a Northeasterly direction for a distance of 182.41 feet, more or less, to a point that is on the Southwest right-of-way line of Aaron Road, said right-of-way line being 20.00 feet from the center of the existing asphalt; thence turn an angle to the right and run along said right-of-way line for a distance of 453 feet, more or less, to a point of intersection with the South line of the NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section being 220.79 feet East of said point of beginning; thence turn an angle to the right and run in a Westerly direction along said South line of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  for a distance of 220.79 feet to the point of beginning. Situated in Shelby County, Alabama.

As a part of the consideration hereof, grantees assume and agree to pay as the same becomes due, the unpaid balance of that certain mortgaged indebtedness evidence by that certain mortgage from grantor herein to Jefferson Federal Savings & Loan Association of Birmingham dated February 17, 1978 recorded in Mortgage Book 374, page 892 in the Probate Records of Shelby County, Alabama.

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 21 day of July, 1982.

WITNESS:

STATE OF ALABAMA  
SHELBY COUNTY  
JUL 22 AM 11:41

Deed Tax 15.00  
1.50  
10.00  
17.50

Alma R. Brooker (Seal)

1982 JUL 22 AM 11:41

Judge of Probate

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alma R. Brooker, an unmarried woman 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21 day of July, A. D., 1982

Frank Ellis

Public