

This instrument prepared by

(Name) WILLIAM J. WYNN, ATTORNEY AT LAW  
1285-E Hueytown Road  
(Address) Hueytown, Alabama 35023



This Form for  
**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

601

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS

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

GARY LEE CARR and wife, SHARON ALBRIGHT CARR,

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

TERRY G. LAWSON and wife, TAMMYE L. LAWSON

(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:

A parcel of land located in the Southwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  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 Sector, 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 219.93 feet, thence  $77^{\circ} 40' 58''$  right, in a Northwesterly direction, a distance of 210.44 feet, thence  $77^{\circ} 49' 03''$  left, in a Southwesterly direction a distance of 100.0 feet to the point of beginning; thence continue along last described course a distance of 224.96 feet, thence  $87^{\circ} 59' 14''$  left, in a Southeasterly direction, a distance of 229.56 feet to the center line of a 30-foot wide Easement for a roadway, thence  $86^{\circ} 42' 30''$  left in a Northeasterly direction, along said center line, a distance of 176.50 feet thence  $15^{\circ} 24' 09''$  right, in a Northeasterly direction, along said center line, a distance of 61.24 feet, thence  $110^{\circ} 42' 25''$  left, in a Northwesterly direction, a distance of 267.38 feet to the point of beginning.

SUBJECT TO:

1. Ad valorem taxes due and payable October 1, 1982.
2. Rights of way of record.
3. Easement for ingress and egress as recorded in Vol. 324, Page 797, in said Probate Office.
4. Mineral and mining rights and rights incident thereto recorded in Vol. 337, Page 508, in said Probate Office.

\$37,700.00 of the purchase price recited above was paid from a mortgage

loan dated 10/1/81 with delivery of title deed.

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, we have hereunto set our hand(s) and seal(s), this 6th day of August, 19 82

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1982 AUG 18 AM 8:36 (Seal)

1982 AUG 18 AM 8:36 (Seal)

Judge of Probate (Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

Recd 2.50

Rec. 1.50

Ind. 1.00

5.00

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that GARY LEE CARR and wife, SHARON ALBRIGHT CARR, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, A. D. 1982

Form ALA-32

1285-E Hueytown Rd.

Hueytown, AL 35023

Notary Public.