

This instrument was prepared by

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This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

(Name) DANIEL M. SPITLER  
Attorney at Law  
(Address) 1972 Chandalar Office Park  
Pelham, Alabama 35124

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eleven Thousand Seven Hundred and no/100 (\$11,700.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Peggy J. Locke, an unmarried woman

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

Grady M. Singleton, Jr. and Bernaice J. Singleton

(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 situated in the West one-half of the Northwest Quarter of Section 5, Township 20 South, Range 1 East, Shelby County, Alabama, and being more particularly described as follows: Commence at a point on the North line of Section 5, Township 20 South, Range 1 East, where it intersects the centerline of Columbiana-Calera Road (Shelby County Highway No. 438); thence run South 22 deg. 46 min. West for a distance of 330 feet to a point; thence run South 08 deg. 30 min. West for a distance of 500 feet to a point; thence South 05 deg. 56 min. West for a distance of 460 feet to a point; thence run South 12 deg. 35 min. West for a distance of 83.14 feet to a point, thence run South 19 deg. 02 min. West for a distance of 112.18 feet to a point; thence run South 24 deg. 07 min. for a distance of 124.68 feet to the point of beginning of parcel of land herein described; from said point thus obtained run East and parallel to North line of said Section for a distance of 1510.27 feet to a point; thence North for a distance of 150.495 feet to a point; thence West and parallel to North line of said section for a distance of 1457.95 feet to a point in the centerline of said county road; thence Southwesterly for a distance of 160 feet more or less, to point of beginning. LESS AND EXCEPT 20 feet of of the West side for County Road Situated in Shelby County, Alabama.

Subject to: (1) Taxes due October 1, 1982; (2) Permit to Alabama Power Company as shown by instrument recorded in Deed Book 133, Page 59; Deed Book 72, Page 179, and Deed Book 211, Page 425, in Probate Office; and (3) Subject to the terms and conditions of Final Decree of the Court in the case of Walker vs. Lovell, et als, Case No. CV-81-111(E), in the Circuit Court of Shelby County, Alabama.

\$7,700.00 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 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 20th day of September, 1982

WITNESS:

Deed TAX 4.00  
Rec 1.50  
Insured 1.00  
6.50

STATE OF ALA. SHELBY CO.  
RECORDING THIS (Seal)  
FILE

1982 SEP 24 AM 8:27 (Seal)

See Mtg H23- (Seal)  
JUDGE OF PROBATE

Peggy J. Locke (Seal)  
PEGGY J. LOCKE

(Seal)

(Seal)

STATE OF ALABAMA }  
SHELBY COUNTY }

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Peggy J. Locke, 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 20th day of September, A. D. 1982

[Signature]  
Notary Public

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