

359
WARRANTY DEED

PROPERTY VALUED AT:

\$10,000.00

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SHELBY

THE STATE OF ALABAMA, MONTGOMERY COUNTY

KNOW ALL MEN BY THESE PRESENTS that in consideration of TEN AND NO/100 (\$10.00)----- DOLLARS
and other valuable considerations to the undersigned GRANTOR or GRANTORS in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged by
I, Juanita Boddie, a single woman,

(herein referred to as GRANTOR(S), do hereby GRANT, BARGAIN, SELL and CONVEY unto

Homer L. Boddie and wife, Pauline C. Boddie

(herein referred to as GRANTEEES) 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 the County of Montgomery, and the State of Alabama, to-wit:
my undivided one-half interest in and to Shelby

From the S.W. corner of Section 14, T-18-S, R-1-E, run East along the South boundary of said section a distance of 745.00 feet; thence left $62^{\circ} 13'$, a distance of 548.00 feet along the West R.O.W. line of Shelby County Highway No. 45; thence right $4^{\circ} 31'$ a distance of 344.27 feet along said R.O.W. line to the point of beginning; thence left $72^{\circ} 43'$ a distance of 834.91 feet to the bank of Bear Creek; thence right along the bank of Bear Creek to the West R.O.W. of Shelby County Hwy. No. 45, an approximate traverse of said creek bank being described as: From the last mentioned course above, turn an angle to the right of $98^{\circ} 20'$ and run a distance of 124.72 feet; thence left $17^{\circ} 12'$ a distance of 289.34 feet; thence right $48^{\circ} 26'$ a distance of 150.14 feet; thence left $32^{\circ} 46'$ a distance of 99.80 feet; thence right $41^{\circ} 09'$ a distance of 188.01 feet to the West R.O.W. line of Shelby County Hwy. No. 45, completing the traverse of the bank of Bear Creek. Continuing the description, turn and angle to the right of $87^{\circ} 45'$ and run southerly along the R.O.W. of Shelby County Highway 45 a distance of 80.00 feet; thence right $101^{\circ} 27'$ a distance of 205.22 feet; thence left $85^{\circ} 34'$ a distance of 225.50 feet; thence left $67^{\circ} 08'$ a distance of 339.79 feet to the west R.O.W. line of Shelby County Highway No. 45; thence right $60^{\circ} 55'$ a distance of 501.45 feet along a chord of a curve to the right to the point of beginning, such described property containing 7.5 acres. According to the survey of Evander E. Peavy, Ala. Reg. No. 6169, dated June 18, 1978.

For purposes of ad valorem tax, the address of the grantees herein is Route 1, Box 117, Titus, AL 36080.

TO HAVE AND TO HOLD to the said GRANTEEES 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 their 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 18th day of August, 19 82.

WITNESS:

Juanita Boddie (L. S.)
by: Nell B. Gantt (L. S.)
Nell B. Gantt, her Attorney in (L. S.)
fact (L. S.)

THE STATE OF ALABAMA, MONTGOMERY COUNTY

I, J. L. Hester, A Notary Public in and for said State and said County hereby certify that Juanita Boddie, by Nell B. Gantt, her Attorney in Fact,

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 18 day of August, A. D., 19 82
J. L. Hester Notary Public

This instrument was prepared by:

Richard C. Belser
ROBISON & BELSER, P.A.
P. O. Drawer 1470
Montgomery AL 36102

WILLIAM E. SWATEK
ATTORNEY AT LAW
3000 HIGHWAY 31 SOUTH
FELHAM, ALABAMA 36124

FOR RECORDING ONLY

RECEIVED SHELBY CO
CLERK OF THE COURT
OCT 13 1982

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Rec. 1.50
Paid 1.00
12.50