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Shelby Cnty Judge of Probate, AL
01/25/1983 00:00:00 FILED/CERTIFIED

(Name) J. Reese Johnston, Jr.

(Address) 1111 16th Street South, Birmingham, Alabama 35205

Form 1-1-8 Rev. 1-68

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 One Dollar (\$1.00) and the execution of a purchase money mortgage in the amount of \$52,000.00

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

Holt Rast and wife, Elisabeth Wilkinson Rast
(herein referred to as grantors) do grant, bargain, sell and convey unto

Phillip M. Alford and wife, Carol M. Alford
(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:

Lot 4, Block 2, of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Commence at the SE corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, Township 20 South, Range 1 West; thence run North along the East line of said $\frac{1}{4}$ - $\frac{1}{4}$ section a distance of 266.14 feet to the point of beginning; thence continue North along said line a distance of 315.0 feet; thence turn an angle of 72 deg. 33 min. 01 sec. to the left and run a distance of 1469.89 feet to the East R.O.W. line of County Highway No. 39; thence turn an angle of 78 deg. 56 min. to the left and run along said R.O.W. a distance of 111.19 feet; thence turn an angle of 0 deg. 54 min. to the right and run along the arc of a curve, (whose Delta angle is 1 deg. 48 min. Tan. Dist. is 23.33 feet, Radius is 1485.15 feet, Length of Arc is 46.93 feet); thence turn an angle of 96 deg. 43 min. to the left and run a distance of 1599.24 feet to the point of beginning. Situated in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 3, and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, all in Township 20 South, Range 1 West. Situated in Shelby County, Alabama.

Subject to: Taxes due October 1, 1983; Transmission line permits to Alabama Power Company recorded in Deed Book 102, Page 160, and Deed Book 106, Page 521, in Probate Office of Shelby County, Alabama; Right of way to Shelby County recorded in Deed Book 135, Page 431, in the Probate Office of Shelby County, Alabama; Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Deed Book 13, Page 308; Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

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 10TH day of January, 1983.

WITNESS: *See mtg. 426 - pr.*
Deed tax 1.50
Res. 1.50
1-00
3.00
Holt Rast (Seal)
Elisabeth Wilkinson Rast (Seal)
Elisabeth Wilkinson Rast (Seal)

1983 JAN 25 PM 3:33
JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, The undersigned, a Notary Public in and for said County, in said State, hereby certify that Holt Rast and wife, Elisabeth Wilkinson Rast whose names 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 10TH day of January, 1983.

Rt. 1 Box 40-A
Chelsea, Ala
35042

Alene Latta
Notary Public
JAN 25 1983