



american title insurance company

This instrument was prepared by 2119-3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) David E. Hampe, Jr.

(Address) 331 Frank Nelson Building, Birmingham, Alabama, 35203

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of Fifteen Thousand and no/100 (\$15,000.00)----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John L. Glasser, Robert H. Neill, Stuart Leach and John R. McKinstry as Trustees of Briarwood Continuing Presbyterian Church, a corporation (herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald E. Steel and Jennifer C. Steel

(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:

Description of a parcel of land situated in the northeast quarter of the southeast quarter of Section 12, Township 19 South, Range 2 West, Shelby County, Alabama, and being more particularly described as follows:

From the easternmost corner of Lot 4, Block 1, Broken Bow as recorded in the Office of the Judge of Probate of Shelby County at Map Book 7, Page 145, run thence along the southeast line of Lot 5 of said Block 1 in a northeasterly direction for a distance of 92.01 feet to the point of beginning of the parcel herein described; thence continue along the same course as before along said southeast line of Lots 5 and 6, Block 1 for a distance of 157.0 feet; thence turn an angle to the right of 118°-45' and run in a southeasterly direction for a distance of 183.0 feet; thence turn an angle to the right of 48°-54'-35" and run in a southwesterly direction for a distance of 179.91 feet to a point on a curve, said curve having a radius of 50.0 feet and a central angle of 103°-00' and being concave southward with the previous call forming an interior angle of 138°-31'-10" with the radius; thence run in a northwesterly to southwesterly direction along the arc of said curve for a distance of 89.88 feet; thence run in a northerly direction for a distance of 186.15 feet to the point of beginning, said call forming an interior angle of 148°-57'-21" with radius of the previous curve. Said parcel contains 0.7763 acres, more or less.

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 1st day of March, 1983.

WITNESS:

Robert H. Neill (Seal)
TRUSTEE

STUART LEACH (Seal)
TRUSTEE
Rec. 150
1750 1983 MAR -3 4:10:22

Stuart Leach (Seal)
TRUSTEE

John L. Glasser (Seal)
TRUSTEE

John R. McKinstry (Seal)
TRUSTEE

STATE OF ALABAMA }
JEFFERSON COUNTY }

Thomas A. Hampe, Jr.
JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that John L. Glasser, Robert H. Neill, Stuart Leach & John R. McKinstry 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of March, 1983.