

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

**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-**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Ninety Seven Thousand and No/100 (\$197,000.00)----- DOLLARS

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

Earl J. Standifer and wife, Nuna Standifer

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

Glen H. Yancey and Betty Ann Yancey

 (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:

All of Lots 4 and 5 and a portion of Lots 1, 2 and 3, all being in Block 3, according to the Survey of Sector 1, and Resurvey of George's Subdivision of Keystone, as recorded in Map Book 3, Page 79, in the Office of the Judge of Probate, Shelby County, Alabama, all being more particularly described as follows: Begin at the Northeasterly corner of said Lot 5, Block 3, and run in a Northwesterly direction along the Southwesterly right-of-way line of Brown Circle for a distance of 48.68 feet to the point of beginning of a curve to the left, having a central angle of 26 deg. 24' 54" and a radius of 214.47 feet; thence run along the arc of said curve in a Northwesterly and Westerly direction for a distance of 98.87 feet to the end of said curve and the point of beginning of a curve to the right, having a central angle of 9 deg. 22' 38" and a radius of 264.47 feet; thence run along the arc of said curve in a Southwesterly direction for a distance of 43.28 feet to its intersection with the Easterly right-of-way line of U.S. Highway #31; thence from the chord of last described curve, turn an angle to the left of 68 deg. 16' 25" and run in a Southerly direction for a distance of 234.17 feet to its intersection with the Southerly line of said Lot 3, said point being situated on the Easterly right-of-way line of U.S. Highway #31; thence turn an angle to the left of 104 deg. 26' 30" and run in an Easterly direction for a distance of 190.27 feet to the Southeasterly corner of said Lot 5; thence turn an angle to the left of 75 deg. 33' 30" and run in a Northeasterly direction for a distance of 225.10 feet to the point of beginning.

Situating in the Town of Alabaster, Shelby County, Alabama.

CONTINUED ON REVERSE HEREOF.

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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 30th day of April, 1983

WITNESS:

(Seal)

(Seal)

(Seal)

EARL J. STANDIFER

(Seal)

NUNA STANDIFER

(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 Earl J. Standifer and wife, Nuna Standifer 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 30th day of April, A. D., 1983

Form ALA-31

Daniel M. S

ary Public.

Subject to:

- (1) Taxes due October 1, 1983.
- (2) Restrictive covenants and conditions recorded in Deed Book 174, Page 32, as to Lot 5 only.
- (3) 6-foot utility easement across the South side of Lots 3 and 5.
- (4) Title to minerals underlying captioned lands with mining rights and privileges belonging thereto.
- (5) Transmission line permit to Alabama Power Company dated April 16, 1937, and recorded in Deed Book 103, Page 55, in Probate Office of Shelby County, Alabama.
- (6) Assignment of rents executed by Earl J. Standifer and wife, Nuna Standifer, in favor of Mortgage Corporation of the South, recorded in Mortgage Book 351, Page 519, and further assigned to First Federal Savings and Loan Association of Sylacauga, in Misc. Book 13, Page 856, in said Probate Office.
- (7) U.C.C. Financing Statement in favor of Mortgage Corporation of the South and further assigned to First Federal Savings and Loan Association of Sylacauga, filed under U.C.C. No. 39638, on January 12, 1976, in said Probate Office.

And as further consideration the Grantees herein expressly assume and promise to pay that certain mortgage to Mortgage Corporation of the South recorded in Mortgage Book 351, Page 513 in the Probate Office of Shelby County, Alabama, and assigned to First Federal Savings & Loan Association of Sylacauga by assignment recorded in Misc. Book 13, Page 856 in said Probate Office, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

\$162,000.00 of the purchase price recited above was paid from a purchase money second mortgage closed simultaneously herewith.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1983 MAY 10/AM 10:10  
JUDGE OF PROBATE

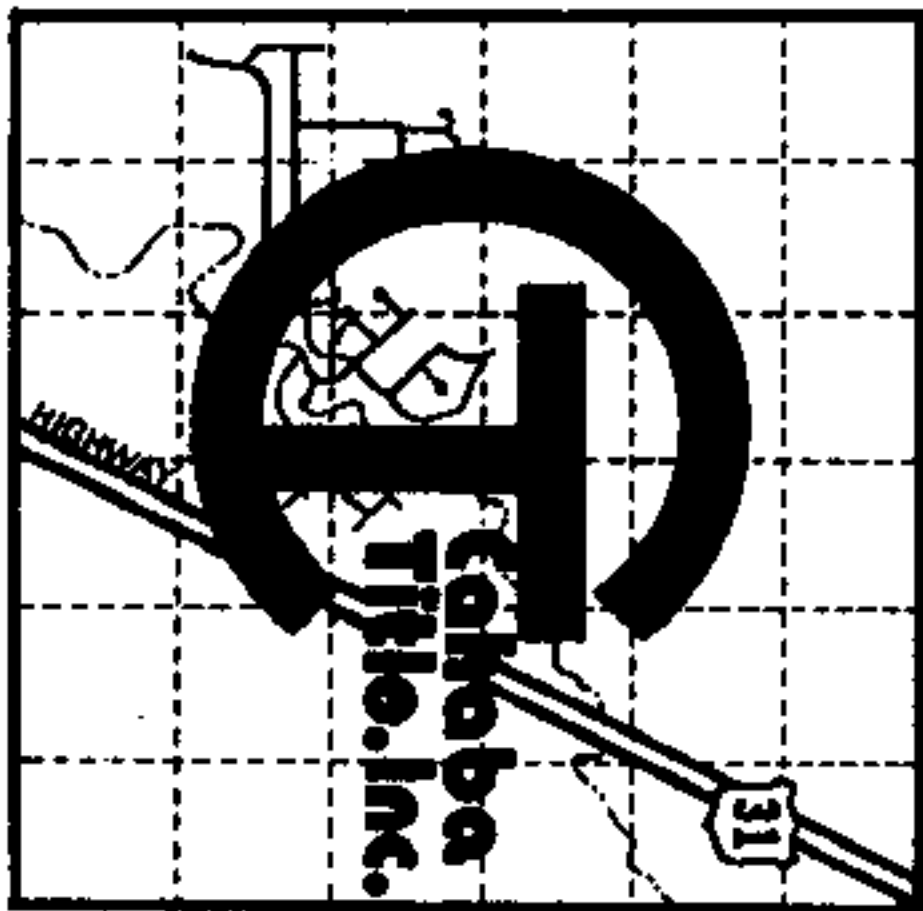
Deed Tax 35.00  
Rec. 3.00  
Ind. 1.00  
39.00

Return to:

DANIEL M. SPITLER  
1972 Chandler Office Pl.  
FELHAM, ALABAMA 35124

TO

WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER  
TO SURVIVOR



Recording Fee \$  
Deed Tax \$

This form furnished by

Cahaba Title, Inc.

1970 Chandler South Office Park

Pelham, Alabama 35124

Telephone 205-663-1130

Representing St. Paul Title Insurance Corporation

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