

This instrument was prepared by

(Name) Joel C. Watson

(Address) P. O. Box 987

1237

Alabaster, Alabama 35007



This Form furnished by:

**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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND DOLLARS & NO/100 and the execution of the DOLLARS below described first mortgage.

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Nova L. Russell, a single woman

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

William L. Russell and Alice F. Russell

(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 JEFFERSON County, Alabama to-wit:

Part of the SW quarter of the NW Quarter of Section 24, Township 19 South, Range 3 West, Jefferson County, Alabama, more particularly described as follows: Commencing at the Northeast corner of the SW Quarter of NW Quarter of said Section 24 and run West along the North line of same 48.49 feet; thence at an angle to the left of 60 degrees 34 minutes and run Southwesterly along the Northwest line of the McGraw Tract 419.1 feet; thence run South 12 degrees East along the Westerly line of said McGraw Tract 25.17 feet to an intersection with the South-easterly right of way line of the Old Montgomery Highway; thence run Southwesterly along the Southeasterly right of way line of Old Montgomery Highway 413 feet to point of beginning; thence continue along said Highway right of way line a distance of 125 feet; thence at an angle to the left of 91 degrees 10 minutes and run Southeasterly a distance of 209 feet; thence turn an angle to the left of 88 degrees 50 minutes and run Northeasterly and parallel with said Highway a distance of 125 feet; thence turn an angle to the left of 91 degrees 10 minutes and run Northwesterly a distance of 209 feet to the point of beginning.

Subject to easements, restrictions and rights of way of record.

Part of the above consideration is a Purchase Money Note and Mortgage of \$9,000.00 executed simultaneously.

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 22nd day of August, 1983.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THAT THIS

INSTRUMENT WAS FILED

1983 AUG 25 AM 8:51

(Seal)  
JUDGE OF PROBATE

Nova L. Russell (Seal)

Deed TAX 10.00  
Rec 1.50  
Jud 1.00  
12.50 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nova L. Russell 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 22nd day of August, A. D. 1983.