

american title insurance company

2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) J. Thomas King, Jr., King, King and King

(Address) 9131 Parkway East, Birmingham, Alabama 35206

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,

(\$54,750.00)

That in consideration of Fifty Four Thousand Seven Hundred Fifty and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Paul D. Wilson and Donna B. Wilson, husband and wife

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

Ronald B. Yount, Jr., and Deborah H. Yount, husband and wife

(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:

Part of the SW 1/4 of SW 1/4 of Section 14, Township 18 South, Range 1 East, situated in Shelby County, Alabama, more particularly described as follows: Commence at the Southeast corner of said SW 1/4 of SW 1/4, which point is the point of beginning; thence run Westerly along the South boundary line of said SW 1/4 of SW 1/4 a distance of 630.5 feet to the centerline of Sterrett Road; thence run Northeasterly along the centerline of Sterrett Road, along a curve to the right and thence along a tangent a distance of 600.00 feet to the centerline of a Chert Drive; thence turn an angle of 98°16' to the right and run Southeasterly for a distance of 98.0 feet to a fence; thence turn an angle of 48°08' to the left and run Easterly for a distance of 136.5 feet to a fence corner; thence turn an angle of 20°46' to the left and run Northeasterly for a distance of 145.0 feet to the East boundary line of the SW 1/4 of SW 1/4; thence turn an angle to the right and run Southerly along the East boundary line for a distance of 526.0 feet back to the point of beginning.

- SUBJECT TO:
1. General and special taxes for the current year and subsequent years. Taxes due October 1, 1983.
 2. Mineral and mining rights are not insured.
 3. Subject to any municipal assessments.
 4. Right of way for Sterrett Road.

\$50,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

SEND TAX NOTICE TO: Mr. and Mrs. Ronald B. Yount, Jr., Route 1, Box 327, Sterrett, Alabama 35147

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 27th day of May, 1983

WITNESS:

Rec'd by 15-00
Rec'd 150
Sub 100
750
1983 MAY 31 PM 1:34
RECORDED
25-133 SEP -2 AM 9:00

Paul D. Wilson

Donna B. Wilson

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Paul D. Wilson and Donna B. Wilson, husband and wife, 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 27th day of May, A. D. 1983

Alan L. Fung

Notary Public.

My Commission Expires November 29, 1986

King King & King
Reedwood Office Plaza Suite 104