

(Name) _____

Cahaba Title, Inc.

(Address) _____

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

\$00.00

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ten dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Howard A. Lawley and wife, Lavada C. Lawley

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

Herschel M. Lawley and wife, Gail B. Lawley

(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:

Balance Combined of Lots 4 and 5

From the NW corner of the NW $\frac{1}{4}$ -SE $\frac{1}{4}$, Sec. 3, Twp. 22-S, R-3-W, Shelby County, Alabama, run S-89°-40'E along the north $\frac{1}{4}$ - $\frac{1}{4}$ line for 800.1 feet; thence run S-01°-53'E for 436.6 feet; thence run West for 200 feet to the point of beginning of subject lot; from said point, continue said course for 234.3 feet; thence run S-10°-44'W for 190 feet to a point on the north right of way line of an abandoned railroad, said right of way being 100 feet, and used as a public road; run thence along said R.O.W. line S-66°-58'E for 134.3 feet; continue along said R.O.W. line S-79°-53'E for 150 feet; thence run N-01°-53'W for 300 feet to the beginning point, and containing 1.35 acres, more or less.

Grantors: Howard A. and Lavada C. Lawley
Route 5 Box 103
Montevallo, Alabama 35115

Grantees: ✓ Herschel M. and Gail B. Lawley
Route 5 Box 73A
Montevallo, Alabama 35115

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

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 17th day of Sept, 1983.

WITNESS:

Sen S. Hall

STATE OF ALA. SHELBY CO.
I CERTIFY THAT
INSTRUMENT WAS FILED

DEED TAX \$0.50
REC 1.50
FEE 1.00
TOD 3.00

1983 SEP 19 AM 10:20

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

Howard A. Lawley

Lavada C. Lawley

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Anna P. Snow, a Notary Public in and for said County, in said State, hereby certify that Howard A. Lawley & Lavada C. Lawley 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 17th day of September, A. D. 1983

Anna P. Snow

Notary Public.

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