

SEND TAX NOTICE TO:

Russell Blackwell

1515

2109 Arcadia Rd.
Bham, Al. 35214

THIS INSTRUMENT PREPARED BY:

Dale Corley

2100 Sixteenth Ave., So.
Birmingham, AL 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

Value
\$ 3,050.00

That in consideration of One Dollar (\$1.00) 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, CCM, a partnership composed of Dale Corley and Rena B. Corley, being the sole partners of CCM, a partnership, and furthermore, being the spouses of the other, (herein referred to as grantors) do grant, bargain, sell and convey unto

Russell Blackwell and Bernice Blackwell

(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:

LEGAL DESCRIPTION:

SEE EXHIBIT "A" ATTACHED HERETO.

RESTRICTIONS OF RECORD:

SEE EXHIBIT "B" ATTACHED HERETO.

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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:

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 and seal, this 21st day of Sept, 19 83

WITNESS:

Dale Corley

Rena B. Corley

CCM, a partnership

By: Dale Corley

Rena B. Corley

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgement

I, the undersigned hereby certify that CCM, a partnership composed of Dale Corley and Rena B. Corley, and Dale Corley and wife Rena B. Corley, are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance on the day the same bears date.

, a Notary Public in and for said County, in said State, are known to me, acknowledged before executed the same voluntarily

Given under my hand and official seal this 21st day of Sept

day of

A. D., 19 83

EXHIBIT "A"

Beginning at the SW corner of the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, T-22s, R-1E; thence run Northerly along the West boundary line of said SW $\frac{1}{4}$ of NE $\frac{1}{4}$ a distance of 80.0 feet to a point; thence turn an angle of 59° 01' 56" to the right and run a distance of 250.52 feet to a point; thence turn an angle of 30° 54' 56" to the right and run a distance of 570.0 feet to a point on the datum plane of 397 feet above mean sea level as established by the USC&G Survey; thence turn an angle of 96° 11' 18" to the right and run a distance of 209.94 feet to a point at the intersection of the said datum plane and the South line of the said SW $\frac{1}{4}$ of NE $\frac{1}{4}$; thence turn an angle of 83° 48' 42" to the right and run Westerly along said South line a distance of 762.37 feet to the point of beginning. Said parcel of land is lying in the SW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 12, T-22s, R-1E and contains 3.4 acres. Said parcel is also subject to flood rights by the Alabama Power Company up to the datum plane of 398 feet above mean sea level and other easements and rights-of-way of record.

EXHIBIT "B"

LESS AND EXCEPT THE FOLLOWING:

1. Easements, restrictions, rights of way of record.
2. Taxes for 1983 and subsequent years. 1983 taxes are a lien but not due and payable until October 1, 1983.
3. Permits to South Central Bell as recorded in Deed Book 325, Page 276; Deed Book 331, Page 367, and Deed Book 348, Page 429.
4. Agreement between CCM, a partnership, and George Bentley et al as trustees as to the location of easement as recorded in Deed Book 341, Page 281.
5. EXCEPT that part which would be either covered with or which either along or together with other lands would be entirely surrounded by waters of the Coosa River or its tributaries should such river or its tributaries be raised or backed up to that certain datum plane of 397 feet above mean sea level as established by The United States Coast and Geodetic Survey as adjusted in January 1955, together with the right to flood, cover or surround with water from time to time that portion of said lands which lies above such datum plane above mean sea level and which would be flooded, covered with or surrounded by water should such river or its tributaries be raised and backed up to that certain datum plane of 398 feet above such mean sea level.
6. Power line as shown on survey provided to Lawyers Title Insurance Corp.
7. Portion of caption lands which lies South of fence and North of the South line of caption lands as shown by survey provided to Lawyers Title Insurance Corp.
8. Easement as shown on survey provided Lawyers Title Insurance Corp. which touches Northwest portion of caption lands.
9. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
10. The agreement, unrecorded, with the grantor relating to an easement to be established for ingress and egress across the said property from adjoining land to the South of the same, such easement to be established at a later date and recorded, but the same to be not less than 30 feet in width and to travel across the subject property at a mutually agreed location.

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

1983 NOV -1 AM 9:18

Blaine A. Lapeere, Jr.
JUDGE OF PROBATE

Deed TAX	3.00
Rec	4.50
Ins	1.00
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	8.50