



This Form furnished by:

**Cahaba Title, Inc.**1370 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) RICHARD C. SHULEVAAttorney at Law(Address) P. O. Box 1401Alabaster, Alabama 35007

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Nine Thousand Nine Hundred Seventy Five and No/100 DOLLARS

to the undersigned grantor, Tom Cory Realty, Inc. a corporation,  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Ricky L. Shaner and Vicki L. Shaner

(herein referred to as GRANTEEES) 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:

A parcel of land located in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Southeast corner of said Section 7, thence run North along the East line of said Section 7, a distance of 1031.38 feet; thence turn left 87 deg. 08 min. 05 sec. a distance of 738.11 feet to the point of beginning; thence continue last course a distance of 200.00 feet; thence turn left 92 deg. 51 min. 55 sec. a distance of 611.49 feet to the centerline of Highway No. 340; thence turn left 81 deg. 10 min. 09 sec. along said Highway a distance of 179.66 feet; thence turn right 00 deg. 50 min. 08 sec. along said Highway a distance of 22.54 feet; thence turn left 99 deg. 39 min. 59 sec. a distance of 632.86 feet to the point of beginning; LESS AND EXCEPT that part lying within the public highway right-of-way; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements and restrictions of record.

Subject to timber deed to cut commercial pine timber given to Union Camp.

\$8,478.75 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

Grantor does not warrant the property North of the fence lines on the survey of Johnye Horton dated November 17, 1983.

Subject to timber deed to Union Camp which expires February 5, 1984.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of November 19 83.

ATTEST:

TOM CORY REALTY, INC.

By Tom Cory, PresidentSTATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned

State, hereby certify that Tom Cory

whose name as

President of

Tom Cory Realty, Inc.

a corporation, 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, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 28th day of November 19 83.

Form ALA-33

2104 GREENTREE DR.  
APT 1507  
B'HAM 35216

Alan Spiller

Notary Public