

This instrument was prepared by

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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

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 (\$10.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Don Charles Barnes and wife, Wanda N. Barnes

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

James William Anderson and Thelma Wallace Anderson

(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:

A lot or parcel of land located in the SW $\frac{1}{4}$ of Section 17, Township 21 South, Range 2 West, Shelby County, Alabama, described as follows: Commence at the Northwest corner of the SW $\frac{1}{4}$ of said Section 17, thence run South 43 deg. 45 min. East a distance of 29.0 feet; thence run South 01 deg. 20 min. East a distance of 245.3 feet; thence run South 28 deg. 00 min. East a distance of 393.6 feet to a point on a chert drive; thence run North 81 deg. 47 min. 20 sec. East along said drive a distance of 269.0 feet to the point of beginning; thence continue last course a distance of 139.4 feet; thence run North 87 deg. 52 min. 40 sec. East a distance of 15.6 feet; thence run South 02 deg. 27 min. 50 sec. West a distance of 104.2 feet; thence run South 78 deg. 47 min. 20 sec. West a distance of 130.0 feet; thence run North 11 deg. 12 min. 40 sec. West a distance of 111.0 feet to the point of beginning. ALSO a right-of-way for ingress and egress from the above described parcel to the public road.

LESS AND EXCEPT A strip of land on the West side of said property, described as being West of a line starting on the northerly property line 24' east of the NW corner and thence run Southerly to a point on the southerly property line 17' east of the SW corner. ALSO a right-of-way for ingress and egress.

And as further consideration the Grantee herein expressly assumes and promises to pay that certain mortgage to J. J. Nolen and Ruby Lee Nolen recorded in Mortgage Book 384 Page 657 in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

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 2nd day of December, 1983

WITNESS:

Don Charles Barnes (Seal)

Wanda N. Barnes (Seal)

James William Anderson (Seal)

Thelma Wallace Anderson (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

, a Notary Public in and for said County, in said State, hereby certify that Don Charles Barnes and wife, Wanda N. Barnes

whose name is 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 2nd day of December, A. D., 1983

Form ALA-31

Notary Public.

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BOOK
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