

PO BOX 667
PELHAM, AL 35124

898

35,000.00



This Form furnished by:

Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 Ten and No/100 (\$10.00) DOLLARS

to the undersigned grantor, H & P Dev., Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

✓ Robert J. Angell and Esther R. Angell

(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 parcel of land located in the NE 1/4 of SW 1/4 of Section 14, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NW 1/4 of SE 1/4 of said Section 14; thence in a Northerly direction along the West line of said 1/2-1/2 Section, a distance of 536.56 feet to a point on the Northwest right-of-way line of Parker Drive; thence 41 deg. 28 min. 50 sec. right, in a Northeasterly direction along said right-of-way line a distance of 390.82 feet; thence 90 deg. left, in a Northwesterly direction a distance of 470 feet to the point of beginning; thence continue along last described course in a Northwesterly direction a distance of 110 feet; thence 90 deg. left, in a Southwesterly direction a distance of 180 feet; thence 90 deg. left, in a Southeasterly direction a distance of 110 feet; thence 90 deg. left, in a Northeasterly direction a distance of 180 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA SHELBY CO.
RECORDED BY THIS
OFFICE
see Reg. 442 pg.
1984 JAN 20 PM 1:34

William A. Linn, Jr.
NOTARY PUBLIC

Rec. 150
100
250

BOOK 352 PAGE 904

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its ~~President~~ Secretary
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of January 1984.

ATTEST:

H & P DEV., INC.

By Dale Parker
DALE PARKER, Secretary

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, Dale Parker, a Notary Public in and for said County in said State, hereby certify that Dale Parker whose name as Secretary of H & P Dev., 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 16th day of January 1984.

Robert J. Angell

William A. Linn, Jr.
Notary Public