



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

This instrument was prepared by

(Name) William H. Halbrooks, Attorney
Suite 820 Independence Plaza
(Address) Birmingham, AL 35209

SEND TAX NOTICE:

Lee J. York

3117 Inverness Lane
B'ham, AL 35243

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand and no/100----- DOLLARS

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

A. Neal Shirley, a married man
(herein referred to as grantors) do grant, bargain, sell and convey unto
Lee J. York and Marsha M. York

(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 part of the NE 1/4 of the SW 1/4 of Section 31, Township 18 South, Range 1 East, being more particularly described as follows: Begin at the Northwest corner of said 1/4-1/4 Section and run South along the West line of said 1/4-1/4 Section 153.03 feet to an iron; thence turn an angle of 43 deg. 29 min. 24 sec. to the left and run in a Southerly direction 1190.20 feet to an iron on the Westerly right-of-way line of Montevallo Road, Shelby County No. 43; thence run in a Northeasterly direction along said right-of-way line a distance of 419.20 feet to a point; thence turn an angle of 86 deg. 31 min. to the left and run in a Northwesterly direction a distance of 1003.38 feet to the North line of said 1/4-1/4 Section; thence run West along the North line of said 1/4-1/4 Section a distance of 374.96 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to taxes, easements and restrictions of record.

The above described property does not constitute the homestead of the grantor.

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 (ours) 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, I have hereunto set my hand(s) and seal(s), this 9th day of April, 1984.

WITNESS:

Deed TAX 27.00
Rec 1.50
Ins 1.00
29.50
STATE OF ALA. SHELBY CO. (Seal)
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)
1984 APR 16 PM 12:26 (Seal)

A. Neal Shirley (Seal)
(Seal)
(Seal)

STATE OF ALABAMA

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. Neal Shirley, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of April, 1984.

B.T. 1

Notary Public

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