



american title insurance company

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

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Thomas M. Sabo
#1 Dogwood Circle
Pelham, AL 35124

This instrument was prepared by

(Name) ANG FEDERAL CREDIT UNION
(Address) P.O. Box 6404
Birmingham, AL 35217

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

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty-Two Thousand and no/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Sharon K. McDougall, a single woman,

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

Thomas M. Sabo and wife, Patricia C. Sabo,

(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:

Commence at the Southwest corner of Section 18, Township 20 South, Range 2 West, Shelby County, Alabama; thence run in a Northerly direction along the West line of said Section for a distance of 1,100.24 feet; thence turn an angle to the right of 89 deg. 50 min. 30 sec. and in an Easterly direction for a distance of 363.84 feet to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 170.75 feet to a point in the center line of a paved road; thence turn an angle to the left of 62 deg. 35 min. and run in a Northeasterly direction along the center line of a paved road for a distance of 166.59 feet; thence turn an angle to the left of 5 deg. 54 min. and in a Northeasterly direction along the center line of a paved road for a distance of 14.29 feet; thence turn an angle to the left of 95 deg. 08 min. and run in a Northwesterly direction for a distance of 39.04 feet to the point of beginning of a curve to the left (said curve having a central angle of 26 deg. 04 min. and a radius of 277.40 feet); thence along the arc of said curve in a Northwesterly direction for a distance of 126.20 feet to a point of reverse curve (preceding curve having a central angle of 13 deg. 04 min. and a radius of 351.63 feet); thence along the arc of said curve for a distance of 80.19 feet; thence turn an angle to the left of 90 deg. (said angle being measured from a tangent of last described course) and run in a Southerly direction for a distance of 175.47 feet to the point of beginning; being situated in Shelby County, Alabama.

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, I have hereunto set my hand(s) and seal(s), this 31st day of May, 19 84.

WITNESS: STATE OF ALA. SHELBY CO.
NOTARY PUBLIC
1984 JUN -4 AM 8 37
Sharon K. McDougall (Seal)
Sharon K. McDougall (Seal)
Sharon K. McDougall (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment
I, Anne M. Rasberry, a Notary Public in and for said County, in said State,
do hereby certify that Sharon K. McDougall
signed to the foregoing conveyance, and who is known to me, acknowledged before me
on the 31st day of May, 1984, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.
Given under my hand and official seal this 31st day of May, A. D., 1984.
My comm. expires 1/31/87
Anne M. Rasberry Notary Public.