



873
american title insurance company

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

This instrument was prepared by

SEND TAX NOTICE:

(Name) William H. Halbrooks, Attorney John E. Steed
(Address) Suite 820 Independence Plaza 2516 Marcal Road
Birmingham, AL 35209 Birmingham, AL 35244

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 Ninety Five Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Wilburn F. Baldwin and wife, Margaret S. Baldwin

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

John E. Steed and Cathie B. Steed

(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 Southwest quarter of the Southeast quarter of Section 16, Township 19 Range 2 West, and being more particularly described as follows, commence at the Southwest corner of said quarter-quarter section thence East along the South line of same a distance of 710 feet thence 64 degrees 46 minutes to the left a distance of 969.30 feet, thence 74 degrees 52 minutes to the left a distance of 333.60 feet thence 90 degrees 00 minutes to the left a distance of 350.00 feet to the point of beginning of tract herein described thence continue along the last named course a distance of 81.40 feet thence 52 degrees 41 minutes to the left a distance of 260.53 feet to a point on a curve to the left having a central angle of 55 degrees 53 minutes a radius of 158.50 feet thence to the left along the arc of said curve a distance of 125.50 feet to the point of tangent thence along said tangent a distance of 86.15 feet thence 65 degrees 05 minutes to the left a distance of 204.30 feet to the point of beginning. Situated in Shelby County, Alabama. Mineral and mining rights excepted

\$90,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 (we) 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 24th day of May 1984

WITNESS:

STATE OF ALA. SHELBY CO. 1984
1 CERTIFICATE FILED

Deed TAX 5.00
Rec 1.50
Jud 1.00
7.50
1984 JUN 13 AM 11:55
#450-816
(Seal)

Wilburn F. Baldwin (Seal)
Margaret S. Baldwin (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Wilburn F. Baldwin and wife, Margaret S. Baldwin whose name s 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 24th day of May, A. D., 1984

William Halbrooks

Notary Public.