

This Instrument was
prepared by David
E. Oglesby, Attorney
1010 Frank Nelson Bldg.
Birmingham, Alabama 35203

Send Tax Notice to:

Name:

✓ James D and Syderia Walters

Address:

P.O. Box 44 Pelham, Ala

Zip 35124

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 Dollars (\$10.00), love and affection to the undersigned grantor or grantors in hand paid by the grantees herein the receipt whereof is acknowledged, we, ALBERTA WALTERS, a widow; JAMES DONALD WALTERS and wife, SYDERIA WALTERS, (herein referred to as grantors), grant, bargain, sell and convey unto JAMES DONALD WALTERS and wife, SYDERIA WALTERS, (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:

BOOK 356 PAGE 775
PARCEL ONE: All that part of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West that lies South of the Seaboard Coast Line R. R. and East of Interstate Highway No. 65 as now located, more particularly described as follows: Begin at the southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20 South, Range 3 West; thence run westerly along the south boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section 575 feet, more or less, to a point on the East Right of Way line of Interstate Highway No. 65; thence run northerly along the east R. O. W. line of Interstate Highway NO. 65 for 1115 feet, more or less, to the point of intersection of the East R. O. W. line of Interstate Highway No. 65 and the South R. O. W. line of The Seaboard Coast Line R. R.; thence run southeasterly along the south R. O. W. line of said Railroad 580 feet, more or less, to the point of intersection of the south R. O. W. line of said railroad and the East boundary line of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 25, Township 20S., Range 3 W.; thence run southerly along the east boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for 905 feet, more or less, to the point of beginning, and being 13.1 acres, more or less.

PARCEL TWO: Begin at the Northeast corner of Section 25, Township 20 South, Range 3 West; thence run Westerly along the North boundary line of said section 1295.42 feet, more or less, to a point on the center line of the Seaboard Coast Line R. R.; thence turn an angle of 90 degrees 56 $\frac{1}{2}$ minutes to the left and run Southerly along the center line of said Railroad for 1803.9 feet; thence turn an angle of 01 degrees, 36 minutes, 20 seconds to the left and continue along the center line of said Railroad 200.0 feet; thence turn an angle of 08 degrees, 57 minutes to the left and continue southeasterly along the center line of said Railroad for 200.00 feet; thence turn an angle of 12 degrees 01 minutes 40 seconds to the left and continue southeasterly along the center line of said railroad for 200.0 feet; thence turn an angle of 12 degrees 02 minutes 30 seconds to the left and continue southeasterly along the center line of said Railroad 200.0 feet; thence turn an angle of 12 dgrees 06 minutes to the left and continue southeasterly along the center line of said Railroad for 200.0 feet; thence turn an angle of 11 degrees, 48 minutes, 20 seconds to the left and continue southeasterly along the center line of said Railroad 200.0 feet; thence turn an angle of 07 degrees, 51 minutes, 40 seconds to the left and continue southeas-

James Donald Walters
P.O. Box 44
Pelham, Ala 35124

terly along the center line of said railroad for 200.0 feet; thence turn an angle of 01 degrees, 03 minutes 40 seconds to the left and continue southeasterly along the center line of said Railroad for 618.17 feet, more or less, to the point of intersection of the center line of the Seaboard Coast Line R. R. and the East boundary line of Section 25, Township 20 S., Range 3 West; thence run Northerly along the East boundary line of said Section 25, Township 20 South, Range 3 West, for 3,060 feet, more or less to the point of beginning.

Excepted from the above described land is the Right of Way of the Seaboard Coast Line R. R. and the Right of Way of Interstate Highway No. 65 as now located.

The above described land is also subject to line permits to the Alabama Power Company and all other instruments of record.

The above property is the homestead of the Grantors.

TO HAVE AND 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEE, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this the 25 day of June, 1984.

WITNESS:

Alberta Walters
Notary Public

Alberta Walters (SEAL)
Alberta Walters, a widow

James Donald Walters (SEAL)
James Donald Walters

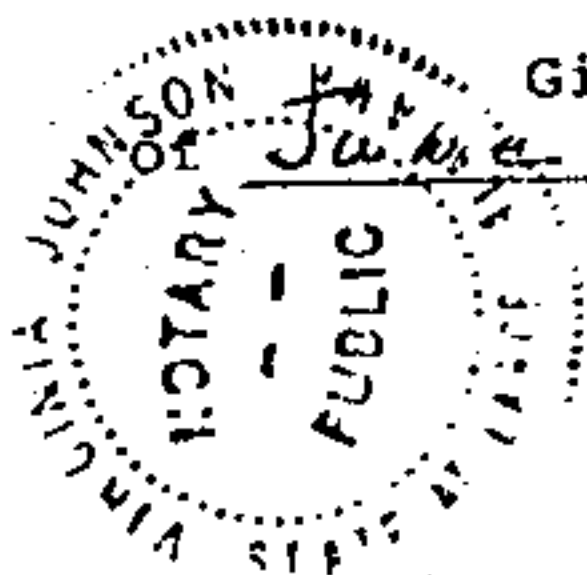
Syderia Walters (SEAL)
Syderia Walters

STATE OF ALABAMA,

SHELBY COUNTY.

I, Virginia Johnson, a Notary Public in and for said County in said State, hereby certify that Alberta Walters, a widow 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 25 day of June, 1984.

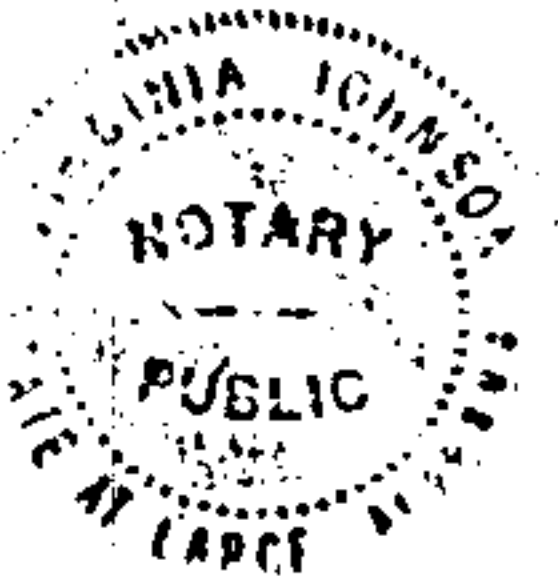


Virginia Johnson
Notary Public
RECORDED & INDEXED

STATE OF ALABAMA,
SHELBY COUNTY.

I, Virginia Johnson, a Notary Public
in and for said County, in said State, hereby certify that
James Donald Walters and wife, Syderia Walters, whose names
are signed to the foregoing conveyance, and who are known
to me, acknowledged before me on this day, that, being in-
formed 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 25
day of June, 1984.



Virginia Johnson
Notary Public
MY COMMISSION EXPIRES JULY 11 1984

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 JUN 26 AM 8:06

Thomas R. Johnson
JUDGE OF PROBATE

Deed tax - .50
Rec. 5.00
Ind. 1.00
6.50