

1188
This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
Larry E. Cain
Route 5, Box 344
Montevallo, AL 35115

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of ONE HUNDRED, FIVE THOUSAND AND NO/100 DOLLARS (\$105,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I or we,

A. P. MERRILL and wife, BESSIE SUE MERRILL

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

LARRY E. CAIN and wife, JANE R. CAIN

(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 357 PAGE 526
The NE 1/4 of NW 1/4 Section 20, Township 19 South, Range 2 East. EXCEPT the following described tract: Commence at the NW corner of Section 20, Township 19 South, Range 2 East; thence proceed North 88 degrees 40 minutes East along North boundary of said Section 20 a distance of 1327.34 feet to NE corner of the NW 1/4 of NW 1/4 of said Section 20, being the point of beginning of said EXCEPTION: thence continue North 88 degrees 40 minutes East along the North boundary of Section 20 for 550.00 feet; thence turn an angle of 117 degrees 37 minutes 3 seconds to right and run a distance of 1128.30 feet to point on West line of NE 1/4 of NW 1/4 of Section 20; thence turn an angle of 150 degrees 50 minutes 15 seconds to right and run North along said West boundary of the NE 1/4 of NW 1/4 a distance of 1000 feet to point of beginning of said EXCEPTION.

The SE 1/4 of NW 1/4 Section 20, Township 19 South, Range 2 East, EXCEPT the following tract of land: Begin at the SW corner of SE 1/4 of NW 1/4 of Section 20 and run North 2 degrees 52 minutes 42 seconds West along the West boundary of said 1/4-1/4 Section a distance of 418.61 feet; thence turn an angle of 90 degrees 44 minutes 54 seconds to right and run North 87 degrees 52 minutes 12 seconds East for a distance of 375.65 feet; thence turn an angle of 89 degrees 52 minutes 06 seconds to right and run South and parallel with West line of said 1/4-1/4 Section a distance of 418.61 feet to South boundary of said 1/4-1/4 Section; thence turn an angle of 90 degrees 44 minutes 54 seconds to right and run South 87 degrees 52 minutes 12 seconds West a distance of 375.65 feet to point of beginning of said EXCEPTION.

A part of the NE 1/4 of SW 1/4 of Section 20, Township 19 South, Range 2 East, more particularly described as follows: Commence at the NW corner of said 1/4-1/4 Section and run Easterly along the Northline a distance of 375.65 feet to point of beginning; thence run in a Southerly direction and parallel with West line of said 1/4-1/4 Section a distance of 621.04 feet; thence run in an Easterly direction and parallel with North line of said 1/4-1/4 Section a distance of 743.98 feet; thence turn an angle to right and run in a

Dan Spitzer

Southerly direction and parallel with the East line of said 1/4-1/4 Section a distance of 60 feet; thence turn an angle to the left and run in an Easterly direction a distance of 190 feet more or less to the East line of said 1/4-1/4 Section; thence turn an angle to the left and run Northerly along the East line of said 1/4-1/4 Section to the NE corner; thence run Westerly along the North line of said 1/4-1/4 Section to the point of beginning.

All that part of the NW 1/4 of SE 1/4 of Section 20, Township 19 South, Range 2 East that lies North of County Highway #62 right of way.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

SUBJECT TO:

Right of way deed to Shelby County as recorded in Deed Book 170, Page 27, in Probate Office of Shelby County, Alabama.

Easements to Alabama Power Company as recorded in Deed Book 129, Page 171; Deed Book 172, Page 183; Deed Book 225, Page 979 and Deed Book 248, Page 333, in the Probate Office of 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 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 stated 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 (we) have hereunto set my (our) hand(s) and seal(s) this 17th day of July, 1983.

Deed by 30.00
Rec 5.00
Ind. 1.00
36.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 23 PM 1:50
see Mtg 452-741
JUDGE OF PROBATE

A. P. Merrill
A. P. Merrill

Bessie Sue Merrill
Bessie Sue Merrill

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that A. P. Merrill and wife, Bessie Sue Merrill, whose names 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 17th day of July, 1984.

(NOTARIAL SEAL)

Donny Speck
Notary Public