

1142
This instrument prepared by:

Courtney H. Mason, Jr., P.A.
P. O. Box 360187
Birmingham, Alabama 35236-0187

CORPORATION SPECIAL WARRANTY DEED, JOINTLY FOR LIFE WITH
REMAINDER TO SURVIVOR

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS

BOOK 049 PAGE 393
That in consideration of SIXTY EIGHT THOUSAND AND NO/100TH
(\$68,000.00) DOLLARS to the undersigned grantor, COURTNEY H.
MASON, JR., P.A., a Professional Association, (herein referred to
as GRANTOR), in hand paid by the GRANTEES herein, the receipt of
which is hereby acknowledged, the said GRANTOR does by these pre-
sents, grant bargain, sell and convey unto RONALD G. HEADLEY and
wife, DEBORAH D. HEADLEY, (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:

Parcel A

The SW 1/4 of the SE 1/4 of the NW 1/4 of Section 18, Township 20
South, Range 3 West, Shelby County, Alabama.

Parcel B

That part of the SE 1/4 of the NW 1/4 of the SW 1/4 of Section
18, Township 20 South, Range 3 West, lying East of Shelby County
Highway No. 52, described as follows: Beginning at the SE corner
of the NW 1/4 of the SW 1/4 of Section 13, go South 89 deg. 21
min. West along the South boundary of said 1/4 1/4 Section 413.48
feet to the East boundary of Highway 52; thence three (3) courses
along said East boundary as follows: (go North 31 deg. 12 min.
51 sec. for 104.46 feet; thence North 45 deg. 07 min. West for
206.16 feet; thence North 31 deg. 15 min. 25 sec. West for 100.99
feet to the West boundary of the SE 1/4 of the NW 1/4 of the SW
1/4 of said Section; thence North 1 deg. 31 min. 19 sec. West
along said West boundary 338.59 feet to the NW corner of said 1/4
1/4 1/4 Section; thence North 89 deg. 22 min. 50 sec. East along
the North boundary of said 1/4 1/4 1/4 Section 656.65 feet to the
NE corner of said 1/4 1/4 1/4 Section; thence South 1 deg. 35
min. 15 sec. East along the East boundary of said 1/4 1/4 1/4
Section for 662.34 feet to the point of beginning.

ALSO, begin at the Northeast corner of the SW 1/4 of SW 1/4 of
Section 18, Township 20 South, Range 3 West and run thence West
along the North line of said 1/4 1/4 Section a distance of 20
feet; thence run South, parallel with the East line of said 1/4
1/4 Section a distance of 175 feet, more or less, to a public
road; thence run Easterly along said public road a distance of 20
feet, more or less, to the East line of said 1/4 1/4 Section;
thence run North along the East line of said 1/4 1/4 Section a
distance of 175 feet, more or less, to the point of beginning.

All being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

Subject to all rights of redemption under the Laws of the State of Alabama in favor of Donald Newman Butler a/k/a Donald N. Butler, mortgagor, and any other person, firm or corporation having the rights of redemption under the laws of the State of Alabama.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that it has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, the said GRANTOR, by its President, COURTNEY H. MASON, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 13th day of November, 1985.

ATTEST:

COURTNEY H. MASON, JR., P.A.

BY:

Courtney H. Mason, Jr., President

Secretary

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Courtney H. Mason, Jr., whose name as President of Courtney H. Mason, Jr., P.A., a Professional Association, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said professional association,

Given under my hand and official seal, this the 13th day of November, 1985.

my commission expires:
12/06/87

NOTARY PUBLIC

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		68.00
Mineral Tax		
Recording Fee		5.00
Index Fee		1.00
TOTAL	\$	74.00

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

1985 NOV 18 PM 4:27

JUDGE OF PROBATE