

This instrument was prepared by  
(Name) Michael D Allen  
(Address) 32 Overhill Rd.  
Montevallo Ala 35115  
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



**Cahaba Title, Inc.**  
1970 Chandalar South Office Park  
Pelham, Alabama 35124  
Representing St. Paul Title Insurance Corporation

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

That in consideration of ONE DOLLAR AND NO CENTS DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

(herein referred to as grantors) do grant, bargain, sell and convey unto DANIEL R. and ANNE B. DYER

(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 parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 7, Township 22 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Northeast corner of said 1/4 - 1/4 Section; thence S 84 degrees 11 minutes W 488.61 feet to an iron pin; thence S 20 degrees 45 minutes 09 seconds E 225.71 feet to an iron pin and the Point of Beginning;

thence S 36 degrees 58 minutes 12 seconds E 93.68 feet to an existing fence line; thence N 46 degrees 11 minutes 23 seconds E along and with said existing fence line 234.32 feet; thence N 87 degrees 04 minutes 42 seconds E and leaving said existing fence line 3.89 feet; thence S 45 degrees 34 minutes W 576.64 feet to the northerly right-of-way of Meadowood Lane; thence westerly along the arc of a curve concave southerly and along and with said northerly right-of-way 24.19 feet to an iron pin; thence N 33 degrees 53 minutes 14 seconds E 373.28 feet to the Point of Beginning, said parcel containing 0.50 acres, more or less.

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 21<sup>ST</sup> day of OCT, 1986.

WITNESS:

T. B. R. of STATE OF ALA. SHELBY CO. (Seal)  
I CERTIFY THIS INSTRUMENT WAS FILED (Seal)  
1986 OCT 24 AM 11:39 (Seal)

STATE OF ALABAMA }  
Shelby COUNTY }

General Acknowledgment

I, Annie B. Dyer, a Notary Public in and for said County, in said State, hereby certify that Michael D. Allen whose name was 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 21<sup>ST</sup> day of October, A. D., 1986