

NOT EXAMINED

✓ Mail Notice To: 704 Road 440, Ch... Al. 35043  
This Form furnished by:

This instrument was prepared by

(Name) Watson & Johnson

(Address) P. O. Box 987  
Alabaster, Alabama 35007



**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for

SAFECO Title Insurance Company



WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of LOVE AND AFFECTION and ONE DOLLAR AND NO/100 (\$1.00) DOLLARS

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

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

✓ Stephen R. Osborn and Donna Osborn

(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 lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W, and is more particularly described as follows: Commence at the SE corner of the SW 1/4 of SE 1/4, Section 24, Township 19 South, Range 1 West; thence run Westerly along the South line of said SW 1/4 of SE 1/4, a distance of 1120.69 feet to the point of beginning; thence continue along the same line a distance of 64.86 feet to a point on the Easterly 40 foot right-of-way line of County Highway 461; thence turn an angle of 66° 34' 43" right to the tangent of a curve to the right and run Northerly along said curve (concave Easterly and having a radius of 676.20 feet and a central angle of 16° 19' 59") for an arc distance of 192.76 feet to a point; thence turn an angle of 74° 22' 52" right from the tangent of said curve and leaving said right-of-way, run Northeasterly a distance of 130.36 feet to a point; thence turn an angle of 55° 10' 40" right and run Southeasterly a distance of 60.93 feet to a point; thence turn an angle of 27° 36' 11" right and run Southeasterly a distance of 68.68 feet to a point; thence turn an angle of 46° 25' 00" right and run Southwesterly a distance of 64.25 feet to a point; thence turn an angle of 24° 57' 44" right and run Southwesterly a distance of 109.18 feet to the point of beginning. Said parcel of land is lying in the SW 1/4 of SE 1/4, Section 24, T-19S, R-1W, and contains 0.78 acre, more or less.

Subject to easements, restrictions and rights-of-way of record.

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 4<sup>th</sup> day of November, 1986.

WITNESSE STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT AS FILED

(Seal)

Alene Osborn  
(Alene Osborn)

(Seal)

(Seal)

(Seal)

1986 NOV -4 AM 11:54

1. Deed Tax \$ 50

2. Mtg. Tax

3. Recording Fee 250

4. Indexing Fee 100

TOTAL 400

General Acknowledgment

STATE OF ALABAMA

SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Alene Osborn, 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 4<sup>th</sup> day of November, A. D., 1986.