

2440

THIS INSTRUMENT PREPARED BY:

✓ Ralph E. Coleman

2175, 11th Court South

Birmingham, Alabama 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR ALABAMA TITLE CO., INC.

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

\$100.00

DOLLARS

That in consideration of One (\$1.00) ----- and other good and valuable considerations -----

to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged we, EMRIS HURST and wife NINA HURST; HARRIET CLARKE and husband WILLIAM H. CLARKE, JR; JUANITA HURST FOSTER GRIFFIN and husband, ARNOLD C. GRIFFIN (herein referred to as grantors) do grant, bargain, sell and convey unto -----

----- RALPH E. COLEMAN and wife, PEGGY M. COLEMAN -----

(herein referred to as GRANTEEES) 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~~ an undivided one-third (1/3) interest in and to the following described real estate situated in Shelby County, Alabama, to-wit:

All West of the County Road of SW $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 12, Township 19, Range 2 West except the 5 acre parcel described as: Begin at the intersection of the south line of Section 12 with the west line of the county road; run thence northerly along the road 330 feet; thence westerly 660 feet; thence southerly parallel with the road 330 feet to the section line; thence east along the section line to the point of beginning.

107 PAGE 405  
BOOK

Also parcel in SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , Section 12, Township 19, Range 2 West described as follows: Begin at a point on the west line of such SE $\frac{1}{4}$  of SE $\frac{1}{4}$  which point is 768 feet south of the northwest corner of such 40; run thence east along Nevins line at a right angle to the west line of the county road; run thence southerly along the county road to the west line of such SE $\frac{1}{4}$  of SE $\frac{1}{4}$ , run thence north along such west line to the point of beginning, situated in Shelby County, Alabama.

It being intended to convey one-third interest in and to any property covered or intended to be covered by the judgment of April 5, 1982 entered by Judge Robert Armstrong.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand and seals this 16  
day of November, 1982  
STATE OF ALA. SHELBY CO. , 19 82  
WITNESS: I CERTIFY THIS  
INSTRUMENT WAS FILED ~~Deed Tax \$50~~  
~~Rec'd 2.50~~  
1986 DEC 30 AM 3:52 Jud 1.00  
4.00

*Emris O' Hurst*  
*Nina F. Hurst*

State of *Alabama*, *Jefferson*  
JUDGE OF PROBATE  
COUNTY

General Acknowledgement

I, Michael Ballard, a Notary Public in and for said County, in said State, hereby certify that Emris Hurst and wife, Nina Hurst, whose name 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

16

day of

*November*

A. D., 19 82

*Michael D. Ballard*  
Notary Public

Form 309 PUBLIC  
IN THE STATE OF ALABAMA