



american title insurance company

This instrument was prepared by 2119 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 264-8080

(Name) Jenny McGaha  
(Address) 125 77th St. So Birmingham AL 35206

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

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

That in consideration of One thousand Five hundred dollars and 00/100 DOLLARS

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

Doris V. Cather

(herein referred to as grantors) do grant, bargain, sell and convey unto Leisa D. McGaha

(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 part of the S½ of the SW ¼ of Section 1, Township 24 North, Range 15 East, described as follows: To find a point of beginning, start at the southeast corner of said Section 1, thence northeastwardly along a road as follows: North 75 deg. 45 min. east a distance of 391.7 feet to a point; thence north 30 deg. 15 min. east a distance of 198.3 feet to a point; thence north 38 deg. 06 min. east a distance of 290.7 feet to a point; thence north 42 deg. 34 min. east a distance of 25 feet to a point; thence north 88 deg. 58 min east a distance of 186 feet to a point; thence north 88 deg. 33 min. east a distance of 200.4 feet to a point; thence north 76 deg. 54 min. east a distance of 100 feet to a point; thence north 83 deg. 58 min. east a distance of 100 feet to a point; thence north 70 deg. 56 min. east a distance of 129.4 feet to a point which is the point of beginning; thence south 69 deg. 25 min. east a distance of 80 feet to a point; thence north 48 deg. 20 min. east a distance of 142.6 feet to a point; thence north 69 deg. 07 min. west a distance of 122.5 feet to a point; thence south 31 deg. 12 min. west a distance of 129.3 feet to the point of beginning, containing .29 acres.

There is excepted existing right of ways and easements and Alabama Power Company's flood rights to 425 foot datum plane contour as recorded in "Final Record" Probate Office Book No. 7 page 51.

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, have hereunto set 1st hand(s) and seal(s), this 1st day of July, 1981

WITNESS:

Jenny McGaha

STATE OF ALABAMA }  
SHELBY CO. }  
I CERTIFY THIS }  
INSTRUMENT WAS FILED }

Doris V. Cather (Seal)

1987 JAN 5 AM 9 03



STATE OF ALABAMA }  
Jefferson COUNTY }

I, Rebecca S. Alexander, a Notary Public in and for said County, in said State, hereby certify that Doris V. Cather whose name Doris V. Cather 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of July, A. D., 1981

B.T.: My Commission Expires May 21, 1984

Rebecca S. Alexander  
Notary Public.

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Leisa D. McGaha  
111-So. 77th St.  
Birmingham 35206