

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



This instrument was prepared by

(Name) Courtney H. Mason, Jr.
PO Box 360187
(Address) Birmingham, AL 35236-0187

634

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred fifteen thousand & 00/100ths (\$215,000.00) DOLLARS

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

Harold J. Hall and wife, Sarah S. Hall

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

James O. Marshall and wife, Eleanor M. Marshall

(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:

See Exhibit "A" for legal description.

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

\$ 125,000.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantees' Address: Rt. 2 Box 820, North River Road, Shelby, Alabama 35143

BOOK 109 PAGE 404

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, we have hereunto set our hand(s) and seal(s), this 5th day of December, 19 86.

WITNESS:

Anne Bartianelli (Seal)

Betty L. Daniels (Seal)

(Seal)

Harold J. Hall (Seal)

Sarah S. Hall (Seal)

(Seal)

Florida
STATE OF ~~ALABAMA~~
Charlotte COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harold J. Hall and wife, Sarah S. Hall whose name s 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 5th day of December, A. D., 19 86.

Betty L. Daniels
Notary Public.

Exhibit "A"

Lot No. 34 and Lot No. 35, in Shelby Shores, 1978 Addition, according to map as recorded in Map Book 7, page 88, in the Probate Office of Shelby County, Alabama.

BOOK 109 PAGE 405

Beginning at a point where the West boundary line of Lot 35, Shelby Shores 1978 Addition (Map Book 7, Page 88) intersects the Northernmost right-of-way line of North River Drive; thence run in a Northerly direction along the said West boundary of Lot 35 a distance of 55.0 feet to a point; thence turn an angle of 120 degrees 47 minutes 31 seconds to the left and run Southwesterly a distance of 149.43 feet to a point; thence turn an angle of 101 degrees 01 minutes 41 seconds to the left and run Southeasterly a distance of 118.76 feet to a point on the Southernmost right-of-way line of North River Drive; thence turn an angle of 180 degrees 00 minutes to the left and run Northerly along said right-of-way line along a curve to the right (concave Southeasterly) having a radius of 66.0 feet and a central angle of 131 degrees 48 minutes 45 seconds an arc distance of 151.84 feet to the point of beginning. Said parcel of land is lying in the SE 1/4 of NE 1/4, Section 12, Township 22 South, Range 1 East. Included in the above description shall be any and all portions of land that lie above the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Excepted from the above description is any and all portions of land that lie below the datum plane of 397 feet above mean sea level as established by the USC & G Survey. Said parcel is also subject to a flood right up to the datum plane of 398 feet above mean sea level.

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

1987 JAN -9 AM 11: 52

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ 90.00
2. Mfg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	96.00