

This form furnished by:

**Cahaba Title, Inc.**

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1693

This instrument was prepared by:

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

Send Tax Notice to:

(Name) James R. & W. Rebecca Barton  
(Address) 109 Big Oak Circle  
Maylene, Alabama 35114

**WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

NO/100THS

That in consideration of ONE HUNDRED FIFTEEN THOUSAND FIVE HUNDRED FIFTY DOLLARS AND DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Cecil Riggins and Harold Connell d/b/a C & R CONSTRUCTION  
(herein referred to as grantors) do grant, bargain, sell and convey unto

James R. Barton and wife, W. Rebecca Barton

(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 in the NE 1/4 of the SW 1/4 of Section 15, Township 21 South, Range 3 West, Shelby County, Alabama, described as follows:  
Commence at the Southeast corner of said 1/4 1/4 section; thence run South 89 deg. 52 min. 26 sec. West along the South 1/4 1/4 line 200.00 feet to the point of beginning; thence continue last course 502.13 feet; thence run North 07 deg. 15 min. 26 sec. West 657.33 feet to the South right of way of Big Oak Circle; thence run North 89 deg. 45 min. 15 sec. East along said right of way 82.92 feet to the point of a counterclockwise curve having a delta angle of 48 deg. 11 min. 23 sec. and a radius of 30.00 feet; thence run along the arc of said curve 25.23 feet to the point of a clockwise curve having a delta angle of 48 deg. 11 min. 23 sec. and a radius of 60.00 feet; thence run along the arc of said curve 50.46 feet; thence run South 34 deg. 59 min. 11 sec. East 758.71 feet to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$103,950.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY AS DEFINED BY THE CODE OF ALABAMA.

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 for 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 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 18th day of September, 19 87.

WITNESS

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED

SEP 22 AM 9:27

15:50

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(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY

JUDGE OF PROBATE

COUNTY

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that Cecil Riggins AND Harold Connell d/b/a C & R CONSTRUCTION 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 18th day of September, A.D., 19 87

3/10/91

Commission Expires:

Notary Public