

1371

SEND TAX NOTICE
Joseph E. Little
3133 Woodcliff Circle
Birmingham, AL 35243

987



american title insurance company

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (206) 254-8080

This instrument was prepared by
(Name) CLAIRBORNE P. SEIER

(Address) 2100 Southbridge Bld.
Birmingham, AL

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 FORTY TWO THOUSAND NINE HUNDRED FORTY AND NO/100--- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, J.W. MILAM AND WIFE, EDNA O. MILAM, by her attorney in fact, EDNA SUE CRAUSWELL, as shown by Power of Attorney filed in V. 145, Page 488, Shelby Co., AL (herein referred to as grantors) do grant, bargain, sell and convey unto JOSEPH E. LITTLE AND ALICE G. LITTLE

(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 ATTACHED LEGAL DESCRIPTION

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
SUBJECT TO TAXES FOR 1987 AND THEREAFTER.

EDNA O. MILAM AND EDNA ODELL MILAM ARE ONE AND THE SAME PERSON.

THIS DEED IS BEING RERECORDED TO CORRECT ERROR IN LINE #9 OF LEGAL DESCRIPTION AND TO DELETE SUBJECT TO MINERAL AND MINING RIGHTS.

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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 17 day of AUGUST 1987

WITNESS:

(Seal)
(Seal)
(Seal)

J.W. MILAM (Seal)
Edna O. Milam by
Edna Sue Crauswell
EDNA O. MILAM, BY HER ATTORNEY (Seal)
IN FACT, EDNA SUE CRAUSWELL

STATE OF ALABAMA }
Jefferson COUNTY }
the undersigned

General Acknowledgment

I, J.W. MILAM AND WIFE, EDNA O. MILAM BY HER ATTORNEY IN FACT EDNA SUE CRAUSWELL, a Notary Public in and for said County, in said State, whose name they 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 17 day of AUGUST A. D., 1987.

Amer. Little

Carol C. [Signature]
9-16-89
Notary Public.

1. Deed Tax \$ 4300
 2. Mtg. Tax
 3. Recording Fee 500
 4. Indexing Fee 100
 TOTAL 4900

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1987 AUG 19 AM 9:49

Continuation of Shelby County
 Revised Binder / Policy No. 02-66446-171

STAFF OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 1987 OCT 15 AM 9:43
 Rec'd \$8.00
 Jud 1.00
 6.00
 Re-Recorded
 JUDGE OF PROBATE

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Commencing at the Northeast corner of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama, thence run South along and with the east line of said section 1,292.92 feet to the Point of Beginning and the Northeast corner of the tract; thence with a left deflection of 46 minutes 30 seconds, continue South along and with said east line for a distance of 1,378.57 feet to the Southeast corner of the Northeast Quarter of Section 5; thence turn a left interior angle of 87 degrees 49 minutes 24 seconds and run West along and with the south line of said quarter for 911.94 feet to a point; thence turn a left interior angle of 151 degrees 56 minutes 44 seconds and run northwesterly 1,750.98 feet
 thence turn a left interior angle of 110 degrees 48 minutes 52 seconds and run northerly 379.20 feet to a point; thence turn a left interior angle of 258 degrees 16 minutes 38 seconds and run northwesterly for 173.64 feet to a point on the east side of Shelby County Highway No. 61 (also known as Montgomery Road); thence turn a left interior angle of 100 degrees 39 minutes 55 seconds to the tangent of a curve to the left, said curve having a radius of 2,904.79 feet and a central angle of 1 degree 11 minutes 55 seconds, lying parallel to and 40 feet at right angle to the highway centerline, and run northeasterly along the arc of said curve for 60.77 feet to a point on the North property boundary; thence turn a left interior angle of 98 degrees 30 minutes 18 seconds from the tangent of said curve, leaving the east side of Highway No. 61, and run East on said North boundary for 289.80 feet to the Northwest corner of a 1.0 acre parcel of land; thence turn a left interior angle of 90 degrees 00 minutes and run South 208.7 feet to the Southwest corner of said 1.0 acre parcel; thence turn a left interior angle of 270 degrees 00 minutes and run East for 208.7 feet to the Southeast corner of said 1.0 acre parcel; thence turn a left interior angle of 270 degrees 00 minutes and run North for 208.7 feet to the Northeast corner of said 1.0 acre parcel and the North boundary; thence turn a left interior angle of 90 degrees 00 minutes and run East along the North boundary for 2,015.35 feet to the Point of Beginning, making a closing left interior to the first course of 90 degrees 46 minutes 14 seconds.

Subject to the following easements;
 1. A 30 foot easement lying immediately south of the North property line and extending from the east line of Shelby County Highway No. 61 eastward to the West margin of the above mentioned 1.0 acre parcel of land.
 2. The following described easement for access:
 Commencing at the Southeast corner of the Northeast Quarter of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama, run West along the South line of said quarter for 911.94 feet to a point; thence turn a left interior angle of 151 degrees 56 minutes 44 seconds and run northwestward for 1,960.98 feet to a point on the east line of Shelby County Highway No. 61, and the Point of Beginning of an easement 30 feet in width which lies immediately Northeast of the following described line: Thence turn a right interior angle of 0 degrees 00 minutes and run for 210 feet to the margin of the above described tract of land.

The above land being situated in the Northeast quarter of Section 5, Township 22 South, Range 1 East, Shelby County, Alabama.