

This Instrument Was Prepared By:
DANIEL M. SPITLER
Attorney at Law
108 Chandalar Drive
Pelham, Alabama 35124

MAIL TAX NOTICE TO:
MR. CHARLES J. GRAY
P. O. Box 41
Montevallo, Alabama 35115

1613

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY)

That in consideration of THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00) to the undersigned GRANTORS (whether one or more), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, I or we,

ROGER DALE MASSEY, a married man

(herein referred to as GRANTORS, whether one or more), grant, bargain, sell and convey unto

CHARLES J. GRAY and wife, CAROLYN P. GRAY

(herein referred to as GRANTEE) 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:

BOOK 185 PAGE 587
A parcel of land located in the SE 1/4 of the NE 1/4 of Section 35, Township 20 South, Range 3 West, more particularly described as follows: Commence at the Northeast corner of the SE 1/4 of NE 1/4, Section 35, Township 20 South, Range 3 West; thence run in a Westerly direction along North boundary of said 1/4 1/4 Section 299.98 feet to the point of intersection with East boundary of right of way of L & N Railroad; thence turning an angle of 83 deg. 18 min. to the left, run in Southwesterly direction 937.16 feet to South boundary of a county road easement, said point being the point of beginning of a tract of land hereby conveyed; thence continuing along a straight line which is the East boundary of right of way of L & N Railroad run 183.61 feet; thence turning an angle of 96 deg. 40 min. to the left, run in Easterly direction 109.03 feet to the point of intersection with the West boundary of right of way of U. S. Highway No. 31; thence turning an angle of 84 deg. 05 min. to the left, run in Northeasterly direction along said line of said right of way of said Highway 53.71 feet; thence turning an angle of 90 deg. 30 min. to the left run in Westerly direction along boundary of said right of way 21.72 feet; thence turning an angle of 90 deg. 33 min. to the right, run in Northeasterly direction along said West line of said right of way 118.74 feet to South boundary of county road easement; thence turning an angle of 90 deg. 00 min. left, run in Northwesterly direction along said South line of said county road 84.44 feet to the point of beginning; being situated in Shelby County, Alabama. EXCEPT a one foot strip of land running along the South edge of the property herein described.

SUBJECT TO:

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 170 page 252 and Deed Book 179 page 89 in Probate Office of Shelby County, Alabama.

Right of way granted to Shelby County by instrument recorded in Deed Book 102 page 446 in Probate Office of Shelby County, Alabama.

Easement to American Telephone & Telegraph as shown by instrument recorded in Deed Book 168 page 473 and Deed Book 168 page 495 in Probate Office of Shelby County, Alabama.

Except a one foot strip of land along the South edge of subject property as shown by Deed Book 333 page 257 in Probate Office of Shelby County, Alabama.

Subject to Power and Telephone Lines as shown by survey of Melvin R. Reynolds, dated April 15, 1988.

Mineral and mining rights if not owned by Grantor.

\$30,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

The property does not constitute the homestead of the Grantor herein.
The Grantor owns other real property that does constitute homestead.

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 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 stated 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 13th day of May, 1988.

Roger Dale Massey (SEAL)
Roger Dale Massey

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Roger Dale Massey, a married man whose name is 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, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13th day of May, 1988.

(NOTARIAL SEAL)

[Signature]
Notary Public

BOOK 185 PAGE 588

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

88 MAY 23 AM 8:40

[Signature]
JUDGE OF PROBATE

1. Deed Tax	\$	<u> </u>
2. Mtg. Tax		<u> </u>
3. Recording Fee		<u>5.00</u>
4. Indexing Fee		<u>1.00</u>
TOTAL		<u>6.00</u>