

This form furnished by:

Cahaba Title, Inc.

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This instrument was prepared by:
(Name) Mitchell A. Spears
(Address) P. O. Box 91
Montevallo, Alabama 35115

2000

Send Tax Notice to:
(Name) Luther Vernon
(Address) 1270 1st Avenue West
Alabaster, Alabama 35007

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

} **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighteen Thousand and 00/100, (\$18,000.00) ----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Laura S. Perry, f/k/a Laura V. Self and Laura S. Duckworth and husband, Lewis McKinley Perry (herein referred to as grantors) do grant, bargain, sell and convey unto Luther Vernon and wife, Minnie Frances Vernon (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 located in the SE 1/4 of the SE 1/4 of Section 7, Township 21 South, Range 2 West, Shelby County, Alabama. Described as follows: Commence at the NW corner of the SE 1/4 of the SE 1/4 of said section 7; thence run South along the West line of said 1/4 1/4 section a distance of 300.04 feet to the point of beginning; thence continue last course a distance of 570.97 feet to the centerline of Shelby County Highway #340; thence turn left 81 deg. 08 min. 34 sec. along said Highway a distance of 200.32 feet; thence turn left 98 deg. 06 min. 43 sec. a distance of 591.02 feet; thence turn left 87 deg. 43 min. 33 sec. a distance of 205.90 feet to the point of beginning; being situated in Shelby County, Alabama. LESS AND EXCEPT that part lying within the public right-of-way.

Subject to easements and restrictions of record.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 76 page 81 and Deed Book 324 page 391 in Probate Office.

BOOK 232 PAGE 581

- 1. Deed Tax \$ 18.00
- 2. Mtg. Tax _____
- 3. Recording Fee 2.50
- 4. Indexing Fee 2.00
- TOTAL 22.50

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 30th day of March, 19 89.

WITNESS

(Seal) (Seal) (Seal)

Laura S. Perry (Seal)
Lewis McKinley Perry (Seal)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY
I CERTIFY THIS INSTRUMENT WAS FILED IN THE PROBATE

STATE OF ALABAMA
SHELBY COUNTY } **General Acknowledgment**

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Laura S. Perry and husband Lewis McKinley Perry 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 30th day of March A.D., 1989

9/89

My Commission Expires:

M A Spears
Notary Public