

This instrument was prepared without benefit of title evidence.
This instrument was prepared by

(Name) Cas B. Tyler, Attorney at Law

(Address) 701 Frank Nelson Bldg., Birmingham, Alabama 35203 \$ 500.00

Form 1-1-6 Rev. 1-66
WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS, ⁴⁴¹

That in consideration of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, **RALPH W. THOMAS, and wife, SUE H. THOMAS**

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

RONALD GUNNARSON, and wife, PAMELLA GUNNARSON

(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:

Commence at the intersection of the west line of the East $\frac{1}{2}$ of the NE $\frac{1}{4}$, Section 30, Township 19 South, Range 1 East, with the South line of U. S. Highway 280 right-of-way, thence run south along West line of said East $\frac{1}{2}$ of NE $\frac{1}{4}$ 314 feet to a point; thence run East and parallel to said North $\frac{1}{2}$ - $\frac{1}{2}$ Section line a distance of 290 feet to the point of beginning; thence continue on the same course for a distance of 40 feet; thence run south and parallel to the West $\frac{1}{2}$ - $\frac{1}{2}$ Section line for a distance of 210 feet; thence run West and parallel to the North $\frac{1}{2}$ - $\frac{1}{2}$ Section line for a distance of 40 feet; thence run North parallel to the West $\frac{1}{2}$ - $\frac{1}{2}$ Section line for a distance of 210 feet to the point of beginning; containing 0.19 acres more or less.

Subject to easements and rights of record.

1. Deed Tax \$ 1.50
2. Mtg. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 2.00
TOTAL 5.00

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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 5th day of October, 19 82

WITNESS:

(Seal) (Seal) (Seal)

Ralph W. Thomas (Seal)
Ralph W. Thomas
Sue H. Thomas (Seal)
Sue H. Thomas

89 JUN -7 AM 11:39

STATE OF ALABAMA
Jefferson COUNTY JUDGE OF PROBATE

General Acknowledgment

I, Cas B. Tyler, a Notary Public in and for said County, in said State, hereby certify that Ralph W. Thomas, and wife, Sue H. Thomas 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 5th day of October, A. D., 19 82

1563 County Rd 280
Sterrett, AL 35147

Cas B. Tyler
Notary Public.