

463

\$ 500.00

This instrument was prepared by
William P. Powers
Attorney At Law
P.O. Box 1626
Columbiana, AL 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and NO/100's Dollars (\$1.00) and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, I, Robert Cecil Dyer, Sr., a widowed man (herein referred to as grantor) do grant, bargain, sell and convey unto Robert Cecil Dyer, Sr., and Janice O. Baker, a married woman (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:

TRACT NO. 2 according to the survey of W.M. Varnon, Registered Land Surveyor 9324, dated April 26, 1985: Begin at the Northwest corner of the Northeast quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama; Thence Southerly along the West line of said quarter section 1226.41 feet, more or less, to the centerline of Southern Railway right-of-way; Thence left 100 degrees 30 minutes in a Northeasterly direction along said centerline 700.00 feet to the point of beginning; Thence continue Northeasterly along said centerline 641.63 feet; Thence left 90 degrees 00 minutes in a Northwesterly direction 398.00 feet; Thence right 81 degrees 00 minutes in a Northeasterly direction 375.00 feet to the West right-of-way of a public road; Thence 79 degrees 35 minutes left in a Northwesterly direction along said right-of-way 225.00 feet, more or less, to a point that is 25.00 feet South of the North line of said quarter section; Thence West along a line that is 25.00 feet South of and parallel to said North line 720.00 feet; Thence Southerly and parallel to said West line 978.05 feet, more or less, to the point of beginning.

This instrument prepared without evidence of title condition or survey. There is no representation as to title or matters that might be revealed by survey, inspection or examination of title by the preparer of this instrument.

This conveyance is subject to easements and restrictions of record.

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 do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my 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.

4th IN WITNESS WHEREOF, I have hereunto set my hand and seal this day of April, 1991.

Robert Cecil Dyer, Sr.
Robert Cecil Dyer, Sr.

1. Deed Tax	\$.50
2. Mtg. Tax	\$.50
3. Recording Fee	\$ 5.00
4. Indenture	\$ 3.00
5. Notary	\$.00
6. Carriage	\$ 1.00
Total	\$ 9.50

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that Robert Cecil Dyer, Sr., whose name is signed to this deed, who is known to me acknowledged before me on this day, that being informed of the contents of the deed he, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, 1991.

Ramon Johnson, Jr.
Notary Public

MY COMMISSION EXPIRES SEPTEMBER 25, 2001

Send Tax Notice To:

(Name): Robert Cecil Dyer, Sr.

(Address): 128 Shelby 83

Harpersville, AL 35078

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS FILED

91 APR -5 AM 9:31

JUDGE OF PROBATE