

820

PREPARED BY:

Corey B. Moore, Attorney
P.O. Box 530985
Birmingham, AL 35253

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LEGAL PROVIDED BY GRANTOR
TITLE NOT CHECKED BY PREPARER

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF SHELBY)

That in consideration of the sum of \$31,000.00, to the undersigned Grantors, in hand paid by the grantees herein, the receipt whereof is acknowledged, we, Frances W. Cooper, Randy Acton and Candy Norris, (herein referred to as grantors), do grant, bargain, sell and convey unto Vincent C. Golden and wife, Karen Deanne Golden, (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 Southeast corner of the Northwest Quarter of the Southwest Quarter of Section 30 Township 18 South Range 2 East, thence run North 88°06'26" West for 912.39 feet, thence run North 17°48'05" East for 262.0 feet to the point of beginning, thence run South 88°06'26" East for 8.15 feet thence run North 30°53'37" East for 190.35 feet, thence run North 80°30'37" West for 258.57 feet to the East Right of Way Line of Shelby County Highway No. 55 thence run Southwesterly along said road right of way line for 190 feet to a point, thence run South 88°06'26" East for 210 feet more or less to the point of beginning according to the Survey of the Frances Cooper property by Thomas L. London.

Subject to existing easements, restrictions and reservations of record, if any.

\$29,500.00 of the purchase price recited above is a purchase money mortgage executed simultaneously herewith.

TAX ASSESSOR'S NOTE: Please assess in the name of GRANTEES,
at: 545 Hwy. 85 South, STELLERT, AL 35147

This property is not now nor has it ever been the homestead of the Grantors.

✓ Galeese & Moore

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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 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this the 2 day of May, 1991.

Frances W. Cooper LS
Frances W. Cooper

Candy Norris LS
Candy Norris

Randy Acton LS
Randy Acton

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned Notary Public, in and for said State and County, hereby certify that Frances W. Cooper, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of May, 1991.

Robert B. Mason
NOTARY PUBLIC

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STATE OF ALABAMA)
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State and County, hereby certify that Randy Acton, whose name is signed to the foregoing conveyance, and who being 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 the 2nd day of MAY, 1991.

Cheryl B. Moore
NOTARY PUBLIC

STATE OF ~~ALABAMA~~ GEORGIA)
COUNTY OF SHELBY

I, the undersigned Notary Public, in and for said State and County, hereby certify that Candy Norris, whose name is signed to the foregoing conveyance, and who being known to me, acknowledged before me on this day, that being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this the 2nd day of MAY, 1991.

Cheryl B. Moore
NOTARY PUBLIC

91 MAY 10 AM 9:18
I CERTIFY THIS
DOCUMENT WAS FILED
JULIE C. TALLANT

1. Deed Tax	\$ 1.50
2. Notary Fee	\$ 7.50
3. Recording Fee	\$ 5.00
4. Ad Valorem Tax	\$ 1.00
5. Transfer Tax	\$ 1.00
6. Total	\$ 13.00