

339

\$1,000

This instrument was prepared by

(Name) Mickey L. Johnson, Attorney at Law

(Address) P.O. Box 430, Pelham, AL 35124

Form 1-1-6 Rev. 1-88

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE AND NO/100 (\$1.00) and OTHER GOOD AND VALUABLE CONSIDERATIONS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

✓ Joe Lee Massey and wife, Joyce M. Massey
(herein referred to as grantors) do grant, bargain, sell and convey unto

Elizabeth Greer

(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 lying in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama, and more particularly described as follows: Starting at the North-west corner of the said $\frac{1}{4}$ - $\frac{1}{4}$ Section, run Easterly along the North boundary line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 280.0 feet to the Southwest R/W line of U.S. Highway #31. Thence run Southeasterly along said R/W for 380.0 feet to an established property line. Thence turn 44 degrees 30 minutes right and run Southerly for 412.3 feet to an iron marker at an established property corner. Thence run 30.0 feet along the same line to an iron marker, the point of beginning. Thence continue Southerly for 100.0 feet to an iron marker. Thence turn 90 degrees 00 minutes to the left and run Easterly for 191.2 feet to an iron marker at an established property corner. Thence turn 70 degrees 00 minutes to the left and run Northeasterly for 120.0 feet to an iron marker at an established property corner. Thence run Westerly 232.2 feet to the point of beginning. Said parcel of land contains 0.53 acres, more or less.

LESS AND EXCEPT minerals and mining rights.

SUBJECT TO all encumbrances, limitations, restrictions, easements and rights-of-way of record in the office of the Judge of Probate of Shelby County, Alabama.

Grantor herein intends to convey to Grantee herein all of her right, title and interest in and to the above described real property described in deed recorded in Real Book 59, page 536, Real Book 082, page 251, and Real Book 213, Page 360 in the Probate Records of Shelby County, Alabama, whether correctly described herein or not.

1. Deed Tax	\$ 1.00
2. Mtg. L.x	\$ 3.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

BOOK 387 PAGE 247

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 31st day of January, 1992.

WITNESS:

92-FEB-5 PM 1:59

JUDGE OF PROBATE

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joe Lee Massey and wife, Joyce M. Massey, whose names are 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 31st day of January, A. D., 1992.66 Memory Lane
Pelham, ALCheryl J. Hill
Notary Public
2/21/93