

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00) 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, L. Douglas Joseph, a married man (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Leroy Green, a single man and Mary Jane Cunningham, a single 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:

A parcel of land in the SW 1/4 of SW 1/4 of Section 1, Township 22 South, Range 1 West Shelby County, Alabama described as follows: Commence at the SW corner of the SW 1/4 of Section 1, Township 22 South, Range 1 West and run North along the West line thereof 1311.80 feet; thence 89 deg. 25 min. 20 sec. right and run 276.26 feet to the East line of Butter and Egg Road and the point of beginning; Thence continue the last described course 517.38 feet to a point in the center of a 50 foot easement; Thence continue the last described course along the center of said easement 287.91 feet; Thence 92 deg. 36 min. 42 sec. right and run 363.60 feet; Thence 88 deg. 28 min. 53 sec. right and run 782.61 feet to the East right of way line of Butter and Egg Road; Thence 88 deg. 34 min. 31 sec. right and run 111.37 feet to the intersection of said 50 foot easement and the East line of said right of way; Thence 1 deg. 54 min. 54 sec. right and run 237.02 feet to the point of beginning.

Less and except a 60 foot easement, the centerline of which is described as follows: Commence at the SW corner of the SW 1/4 of Section 1, Township 22 South, Range 1 West and run North along the West line thereof 1311.80 feet; Thence 89 deg. 26 min. 20 sec. right and run 276.26 feet to the East right of way line of Butter and Egg Road; Thence 89 deg. 35 min. 00 sec. right and run 237.02 feet to the point of beginning; Thence 105 deg. 21 min. 30 sec. left and run 82.11 feet; Thence 29 deg. 03 min. 25 sec. left and run 176.19 feet; Thence 28 deg. 11 min. 53 sec. right and run 325.26 feet; Thence 15 deg. 17 min. 27 sec. right and run 287.91 feet to the point of ending. All being situated in Shelby County, Alabama.

\$13,500.00 of the above recited consideration was paid from a mortgage recorded simultaneously herewith.

Inst # 1993-36901

11/19/1993-36901
11:32 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 15.50

All timber presently on land is not to be cut. If any timber is cut it will be cut by Joseph Forst and Land with the proceeds being paid towards the unpaid balance of the mortgage.

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.

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 this 19th day of November, 1993.




L. Douglas Joseph

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, the undersigned authority, A Notary Public in and for said County, in said State, hereby certify that L. Douglas Joseph, a married man, 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 19th day of November, 1993.



Notary Public
My Commission expires 8-14-95

Send Tax Notice To:

(Name): Leroy Green & Mary Cunningham

(Address): P.O. Box 1832
Columbiana, AL 35051

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

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