

Inst # 1994-37742

STATE OF ALABAMA

SHELBY COUNTY

12/29/1994-37742
03:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SM 12.00

THIS INDENTURE, made and entered into on this the 22nd day of December, 1994 by, and between FIRST-BANK OF CHILDERSBURG, hereafter referred to as Grantor and STANLEY WALTER McCRANIE and wife, LACEY M. McCRANIE, hereafter referred to as Grantees.

WITNESSETH:

That the Grantors for and in consideration of the sum of Ten and 00/100 (\$10.00) Dollars cash and other valuable considerations in hand paid, the receipt of which is acknowledged, the said Grantors do by these presents, give, grant, bargain, sell and convey to STANLEY WALTER McCRANIE and wife, LACEY M. McCRANIE 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 property, lying and being situated in Shelby County, Alabama, to-wit:

Commence at the Southeast corner of the Southwest Quarter of Section 28, Township 19 South, Range 2 East, and run North 29 degrees 00 minutes West a distance of 519.50 feet; thence turn an angle of 11 degrees 33 minutes to the right and run a distance of 944.80 feet to the POINT OF BEGINNING; thence turn an angle of 10 degrees 00 minutes to the right and run a distance of 175.60 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 188.37 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 175.60 feet; thence turn an angle of 90 degrees 00 minutes to the left and run a distance of 188.37 feet to the point of beginning, located in the East half of the Southwest Quarter of Section 28, Township 19 South, Range 2 East.

AND ALSO: Commence at the Southeast corner of the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East, thence run West along the South line of said Quarter-Quarter section a distance of 522.11 feet; thence turn an angle of 77 degrees 53 minutes 22 seconds to the right and run a distance of 33.11 feet; thence turn an angle of 4 degrees 27 minutes 04 seconds to the right and run a distance of 175.60 feet to the POINT OF BEGINNING; thence turn an angle of 2 degrees 07 minutes 43 seconds to the left and run a distance of 286.75 feet; thence turn an angle of 85 degrees 58 minutes 39 seconds to the left and run a distance of 451.62 feet; thence turn an angle of 111 degrees 48 minutes 41 seconds to the left and run a distance of 320.66 feet; thence turn an angle of 70 degrees 04 minutes 57 seconds to the left and run a distance of 352.78 feet to the point of beginning. Situated in the Northeast Quarter of the Southwest Quarter of Section 28, Township 19 South, Range 2 East, Shelby County, Alabama and containing 2.70 acres.

Subject to statutory Rights of Redemption in favor of Clarence Raymond Baker, Jr. and wife, Dorothy Jean Baker under that certain mortgage foreclosure evidenced by deed dated August 25, 1994 as recorded in Instrument # 1994-26540 in the Probate Office of Shelby County, Alabama. Said Right of Redemption expires August 25, 1995.

Grantee's Address:

TO HAVE AND TO HOLD, the above described property with the tenements, hereditaments, appurtenance and improvements thereunto belonging or in any wise appertaining unto the 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 the said Grantor does hereby covenant with and represent unto the Grantees that it is seized in fee simple of the land above described; that the same are free from all encumbrances, and that it will forever warrant and defend the title to same and the possession thereof unto the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has hereto set its hand and seal, on the day and year first written.

FIRST BANK OF CHILDERSBURG

By: Robert M. Cleckler, Jr. (LS)
ROBERT M. CLECKLER, JR.
Its President

STATE OF ALABAMA

Shelby COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that, ROBERT M. CLECKLER, JR. whose name as President of First Bank of Childersburg, is signed to the foregoing deed, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he as such officer and with full authority, executed the same voluntarily for and as the act of said institution.

Given under my hand and official seal this the 22nd of December, 1994.

My commission expires:

Inst # 1994-37742
Jackie McMillberry
Notary Public

Prepared by:
Mark A. Rasco
GAINES, GAINES & RASCO, P. C.
127 E. North Street
Talladega, Alabama 35160

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