

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY TWO THOUSAND THREE HUNDRED TWENTY FIVE & NO/100--- (\$82,325.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ferroll C. Armes, Jr. and wife, Virginia R. Armes (herein referred to as grantors), do grant, bargain, sell and convey unto John B. Willen, Jr. and wife, Audrey L. Willen (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:

Legal description attached hereto as Exhibit "A" and incorporated herein by reference.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$78,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 61 Bay Lane Shelby, Alabama 35143

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 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 stated 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 hands and seals, this 30th day of June, 1995.

Ferroll C. Armes, Jr. (SEAL)
Ferroll C. Armes, Jr.

Virginia R. Armes (SEAL)
Virginia R. Armes

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Ferroll C. Armes, Jr. and wife, Virginia R. Armes whose names are signed to the foregoing conveyance, and who are 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 30th day of June A.D., 1995

Courtney H. Mason, Jr.
Notary Public
07/05/1995-17357
05:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 15.50

EXHIBIT "A"

A PARCEL OF LAND SITUATED IN THE NE1/4 OF THE NW 1/4 OF SECTION 25, TOWNSHIP 24 NORTH, RANGE 15 EAST, SHELBY COUNTY, ALABAMA more particulary described by metes and bounds as follows:

Commence at the northwest corner of Section 25, Township 24 north, Range 15 east, Shelby County, Alabama and run thence easterly along the north line of said section 25 a distance of 1,613.27' to a point; Thence turn 90 degrees 00 minutes 00 seconds right and run southerly 50.00' to a steel pin corner and the point of beginning of the property being described; Thence continue along last described course a distance of 50.00' to a point; Thence turn 75 degrees 46 minutes 07 seconds left and run east-southeasterly 259.15' to a point on the contour elevation property line of Lay Lake; Thence turn 109 degrees 41 minutes 27 seconds left to chord and run north-northwesterly along the chord of lakeside property line a chord distance of 85.00' to a point; Thence turn 77 degrees 42 minutes 53 seconds left from chord and run west-northwesterly 244.85' to the point of beginning, containing 0.39 of an acre more or less. Property is subject to any and all easements, restrictions, rights of way and/or limitations of probated record and/ or applicable *LAW*.

Inst # 1995-17557

07/05/1995-17557
05:40 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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URA *zcl*