

351 300 1.

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and No/100 Dollars (\$10.00) 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, J.V. Jones, as Executor of the Estate of James Henry Jones and Grace W. Jones, (herein referred to as GRANTOR) do grant, bargain, sell and convey unto Peggy Joyce Pearson and husband, Billy G. Pearson, (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 SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East; Thence run West along the South line of said 1/4 1/4 Section a distance of 363.00 feet; Thence turn an angle of 91 degrees, 02 minutes to the right; and run a distance of 364.97 feet to the point of beginning; Thence continue in the same direction a distance of 341.52 feet to a point on the South right of way line of Shelby County Highway #71; Thence turn an angle of 107 degrees, 23 minutes, 31 seconds to the right and run South along said right of way a distance of 200.96 feet; Thence turn an angle of 92 degrees, 48 minutes, 29 seconds to the right and run a distance of 298.29 feet; thence turn an angle of 68 degrees, 44 minutes, 45 seconds to the right and run a distance of 88.41 feet to the point of beginning. Situated in the SW 1/4 of the SW 1/4 of Section 14, Township 24 North, Range 15 East, Shelby County, Alabama and containing 1.03 acres.

Subject to easements, restrictions and rights-of-way of record.

This instrument prepared without evidence of title condition. 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.

Inst # 1997-03396

02/03/1997-03396
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00

Inst # 1997-03396

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 27th day of November, 1996.


J.V. Jones

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that J.V. Jones, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this date, 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 on this the 27th day of November, 1996.


Notary Public
My Commission Expires: 8-14-99

Send Tax Notice To:
Peggy Joyce Pearson
P.O. Box 104
Shelby, AL 35143

This instrument was prepared by:
William P. Powers
P.O. Box 1626
Columbiana, AL 35051
Telephone: (205) 669-9620

Inst # 1997-03396

02/03/1997-03396
08:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 46.00