

Important: Read Instructions on Back Before Filling out Form.

Inst # 1997-27261
08/26/1997-27261
08:57 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 * MCD 27.00



american title insurance company

2118 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 284-8080

Return to:
AMERICAN TITLE INSURANCE COMPANY
Suite 100
1572 Montgomery Highway
BIRMINGHAM, AL 35216
Grantee's address
Route 1 Box 77-C
Chelsea, AL 35043

This instrument was prepared by

(Name) CLAIBORNE P. SEIER
(Address) ATTORNEY-AT-LAW
2100 SOUTHBRIDGE PARKWAY
BIRMINGHAM, ALABAMA 35209

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Fifty Two Thosuang and no/100----- DOLLARS
(52,000.00)

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

Gene P. Ledbetter and wife, Frances Dee Ledbetter
(herein referred to as grantors) do grant, bargain, sell and convey unto

John F. Palmer and Stephanie R. Palmer

(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:

SEE ATTACHED LEGAL DESCRIPTION MARKED EXHIBIT "A".

Subject to easements and restrictions of record and current year Ad Valorem Taxes.

NOTE: \$46,800.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Gene P. Ledbetter is one and the same person as Gene D. Ledbetter.

NOTE: This mortgage is being rerecorded to correctly show Frances Dee Ledbetter as one of the Grantors in the first clause of this deed.

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 29th day of May, 19 87

WITNESS:

(Seal)
(Seal)
(Seal)

Gene P. Ledbetter (Seal)
Gene P. Ledbetter
Frances Dee Ledbetter (Seal)
Frances Dee Ledbetter

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that Gene P. Ledbetter and wife, Frances Dee Ledbetter whose name 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 29th day of May, A. D., 19 87

American Title

Carol Allen
Notary Public

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EXHIBIT "A"

Part of the Southwest Quarter of the Northeast Quarter and part of the Southeast Quarter of the Northeast Quarter of Section 18, Township 20 South, range 1 West, more particularly described as follows:

Commence at the Northwest corner of the above said Southeast Quarter of the Northeast Quarter and in a southerly direction along the west line of said Quarter-Quarter, run a distance of 330.10 feet; thence turn an angle of 88 degrees 37 minutes to the left for a distance of 55.0 feet to the point of beginning; thence continue along the same said course for a distance of 275.0 feet; thence turn an angle of 91 degrees 29 minutes to the right for a distance of 293.06 feet; thence turn an angle of 113 degrees 00 minutes 43 seconds to the right for a distance of 382.98 feet; thence turn an angle of 96 degrees 39 minutes 17 seconds to the right for a distance of 156.97 feet to the point of beginning;

Mineral and mining rights excepted.
Situating in Shelby County, Alabama.

BOOK 134 PAGE 41
BOOK 138 PAGE 152

1. Deed Tax \$ 5.50
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 11.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUN -4 AM 9:56

William C. Henderson, Jr.
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 JUN 29 PM 12:54

William C. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ Corrected
2. Mtg. Tax —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 6.00