

This instrument was prepared by

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama 35051

Form 1-1.5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE THOUSAND AND NO/100 DOLLARS

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

Jack Wallace Lutz and wife, Dorothy I. Lutz

(herein referred to as grantors) do grant, bargain, sell and convey unto

Julian Dale Mason and wife, Clittie Lou Mason

(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:

This parcel of property described as follows: From the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 20 South, Range 4 West, thence run south along the east line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for a distance of 240.36 feet; thence turn right an angle of 53 deg. 24' running southwesterly for a distance of 204.22 feet; thence turn left an angle of 6 deg. 14' running southwesterly for a distance of 135.0 feet; thence turn right an angle of 0 deg. 32' running southwesterly for a distance of 87.33 feet to the point of beginning, point of beginning being on the south R.O.W. of Turner Road; thence turn left an angle of 63 deg. 12' running southeasterly for a distance of 808.87 feet; thence turn right an angle of 105 deg. 15' running westerly for a distance of 110.28 feet to the east bank of Hurricane Creek; thence run northwesterly along the east bank of said creek to a point on the south R.O.W. of Turner Road; thence run northeasterly along the south R.O.W. of Turner Road for a distance of 400.0 feet to the point of beginning. This parcel containing 4.35 acres more or less, located in the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 34, Township 20 South, Range 4 West, Shelby County, Alabama.

19710409000013510 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/09/1971 12:00:00 AM FILED/CERT

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 9th day of April, 1971

101 TNESS:

(Seal)

(Seal)

(Seal)

Jack Wallace Lutz (Seal)

Dorothy I. Lutz (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jack Wallace Lutz and wife, Dorothy I. Lutz whose name s 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 9 day of April, A. D., 1971

Frank Ellis
Notary Public.