

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 **TWENTY-FOUR THOUSAND AND NO/100** DOLLARS

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

Earle Morgan, a widower

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

Fred L. McDaniel and wife, Eleanor W. McDaniel

(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:
An undivided one-half interest in and to the following described real estate, to-wit:
Begin at the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West; thence west along the south line of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ for a distance of 313.96 feet to a iron pipe. Thence turn a deflection angle of 07 deg. 59' to the right for a distance of 466.7 feet to a iron pipe on the west R.O.W. of street. Thence turn a deflection angle of 101 deg. 52' to the right and for a distance of 115.7 feet along the west R.O.W. to a iron pipe being the P. C. of a curve. Thence turn a deflection angle of 03 deg. 45' to the right and for a chord distance of 196.29 feet (Arc distance being 196.43 feet) to a iron pipe being the P. T. of curve. Thence turn a deflection angle of 03 deg. 45' to the right for a distance of 231.06 feet to a iron pipe being the P. C. of a curve. Thence turn a deflection angle of 29 deg. 36' 30" to the right for a chord distance of 105.64 feet (Arc distance being 111.06 feet) to a iron pipe being the P. T. of curve. Thence turn a deflection angle of 29 deg. 36' 30" to the right for a distance of 67.50 feet, to a iron pipe being the P. C. of a curve. Thence turn a deflection angle of 02 deg. 47' 30" to the right for a chord distance of 97.44 feet (Arc distance being 97.58 feet) to a iron pipe being the P. T. of a curve. Thence turn a deflection angle of 02 deg. 47' 30" to the right for a distance of 94.94 feet to a iron pipe being the P. C. of a curve. Thence turn a deflection angle of 18 deg. 20' 30" to the right for a chord distance of 79.18 feet (Arc distance being 80.56 feet) to a iron pipe being the P. T. of a curve. Thence turn a deflection angle of 18 deg. 20' 30" to the right for a distance of 142.33 feet to a point on the South R.O.W. of street and on 50 foot radius of circle. Thence to the right around 50 foot radius circle for an arc distance of 130.9 feet to a iron pipe on 50 foot radius of circle and in line with the centerline of the street. Thence turn a deflection angle of 18 deg. 33' to the left off of the centerline of the street for a distance of 387.4 feet to a iron pipe on a survey line by agreement. Thence turn a deflection angle of 66 deg. 15' to the right for a distance of 328.1 feet along the survey line to a point on the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West. Thence turn a deflection angle of 93 deg. 28' to the right for a distance of 452.8 feet along the south line of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ to the point of beginning, being the SE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 31, Township 19 South, Range 2 West. This parcel of land contains 12.94 acres.

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, **I** have hereunto set **my** hand(s) and seal(s), this **7th** day of **April**, 19 **72**.

(Seal)
(Seal)
(Seal)

Earle Morgan (Seal)
(Seal)
(Seal)

General Acknowledgment

I, **the undersigned**, a Notary Public in and for said County, in said State, hereby certify that **Earle Morgan** whose name **is** signed to the foregoing conveyance, and who **is** known to me, acknowledged before me on this day, 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 this **7th** day of **April**, A. D., 19 **72**.

Notary Public.