

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Jefferson Land Title Service Co., Inc.

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR-

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS,

See Mtg 225-14

That in consideration of Seven Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
John F. Duke and wife, Patricia Duke

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

John Proctor Atchison and Hazel Alleene Atchison

(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:

A triangular lot situated in the SE $\frac{1}{4}$  of NW $\frac{1}{4}$ , Section 30, Township 20, Range 1 East, more particularly described as follows: Commence at the northeast corner of the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 20 South, Range 1 East, thence run west along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 300.00 feet to the east line of the Florence Church Road, and to the point of beginning; thence turn an angle of 96 deg. 53 min. to the left and run south along the east line of said road a distance of 210.00 feet; thence turn an angle of 83 deg. 07 min. to the left and run east a distance of 210.00 feet; thence turn an angle of 138 deg. 26 min. 30 sec. to the left and run a distance of 314.21 feet to the point of beginning; situated in the SE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 20 South, Range 1 East.

It is the intention of the grantors herein to convey to the grantees the southwest one-half of that certain lot purchased from Mary Bama Shaw on August 8, 1972, as shown by Deed Book 275 page 628 in Probate Office of Shelby County, Alabama.

19720828000042700 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
08/28/1972 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY COUNTY  
1972 AUG 28 PM 2:00  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER  
CONFIRMED  
JUDGE OF PROBATE

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 18th day of August, 1972.

WITNESS:

John F. Duke (Seal)  
Patricia Duke (Seal)  
(Seal)

STATE OF ALABAMA  
Perry COUNTY

General Acknowledgment

I, Carolyn R. Mozingo, a Notary Public in and for said County, in said State, hereby certify that John F. Duke and wife, Patricia Duke 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 18th day of August, A. D., 1972

Carolyn R. Mozingo  
Notary Public.