

This instrument was prepared by

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Shelby Cnty Judge of Probate, AL  
02/01/1973 12:00:00 AM FILED/CERT

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 ---Forty-One Thousand and No/100-----(\$41,000.00)-----DOLLARS

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

Ralph O. Hughes and wife, Della Hughes

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

Fred S. Crownover and wife, Mary Elizabeth Crownover,

(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:

Begin at the NW corner of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 7, Township 21 South, Range 1 East, thence run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 250.00 feet; thence turn an angle of 89 deg. 43' to the right and run a distance of 105.00 feet; thence turn an angle of 89 deg. 43' to the left and run a distance of 210.00 feet; thence turn an angle of 90 deg. 17' to the left and run a distance of 105.00 feet to the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence turn an angle of 90 deg. 17' to the right and run East along the North line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 784.40 feet; thence turn an angle of 53 deg. 46' to the right and run a distance of 136.38 feet to a point on the East line of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  which is 110.00 feet South of the NE corner; thence turn an angle of 35 deg. 57' to the right and run South along the East line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 317.92 feet to the North R.O.W. line of the Southern Railroad; thence turn an angle of 53 deg. 35' to the right and run along said R.O.W. line a distance of 1,512.59 feet to the South line of the S $\frac{1}{2}$  of the NE $\frac{1}{4}$ ; thence turn an angle of 36 deg. 42' right and run along said  $\frac{1}{4}$   $\frac{1}{4}$  Section line a distance of 230.84 feet to the East of Dollar Branch; thence turn an angle of 44 deg. 48' right and run along the center of Dollar Branch a distance of 82.70 feet; thence turn an angle of 4 deg. 35' to the left and run along the center line of said Dollar Branch a distance of 900.00 feet to the South R.O.W. line of State Highway 25; thence turn an angle of 94 deg. 41' to the right, to the Tangent of a R.O.W. curve (whose Delta angle is 7 deg. 40' to the right, tangent distance is 188.72 feet, Radius is 2,816.72 feet, Length of Arc is 376.90 feet) and run along arc of said curve to the P.T. thence continue along the said R.O.W. a distance of 730.75 feet to the point of beginning. Situated in the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ , and the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  ----- of Section 7, Township 21 South, Range 1 East, Shelby County, Alabama.

\$24,600.00 Dollars of the purchase price recited above was paid from the proceeds of a mortgage loan closing simultaneously herewith.

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 30th day of January, 1973.

WITNESSES  
STATE OF ALABAMA SHELBY COUNTY  
I CERTIFY THIS INSTRUMENT WAS FILED  
Deed Day 16 5:34  
1973 FEB 1 AM 6:34  
U.C.D. FILE NUMBER OR  
REG. BK. & PAGE AS SHOWN ABOVE  
Della Hughes  
JUDGE OF PROBATE

Ralph O. Hughes (Seal)  
Della Hughes (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ralph O. Hughes and wife, Della Hughes, 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 30th day of January, A.D., 1973.

Notary Public.