

This instrument was prepared by Karl C. Harrison, Attorney at Law
Columbiana, Alabama 35051

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

395/
KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of Five Thousand and no/100---Dollars to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt where of is acknowledged, we, Eugene Bryant and wife, Virginia S. Bryant (herein referred to as grantors) do grant, bargain, sell and convey unto J. J. Nolen and Ruby Lee Nolen (herein referred to as GRANTEEES) 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 part of the $W\frac{1}{2}$ of $SW\frac{1}{4}$ of Section 17 and a part of the $NE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 18, Township 21 South, Range 2 West, more particularly described as follows: Commence at the Northwest corner of the $SW\frac{1}{4}$ of Section 17 and run South 43 deg. 45 min. East 29 feet; thence south 1 deg. 20 min. East 245 feet to point of beginning; thence run south 6 deg. 41 min. West 114.35 feet; thence South 0 deg. 07 min. West 181.15 feet; thence south 4 deg. 01 min. West 165.20 feet to the North boundary of the right-of-way of Highway No. 31; thence along said highway right-of-way South 38 deg. 52 min. East 24.2 feet to the center line of an existing 14 ft. chert road; thence North 45 deg. 20 min. East 60 feet along the center line of said road; thence continue along the center line of said road North 51 deg. 38 min. East 60 feet; thence continue along said center line North 56 deg. 43 min. East 60 feet; thence continue along said center line North 61 deg. 10 min. East 57 feet; thence North 28 deg. 0 min. West along a fence line to the point of beginning.

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There is excepted from the above described parcel the right of way for the existing 14 foot chert road mentioned hereinabove.

There is conveyed herein the rights which we own to the ingress and egress over and along said existing 14 foot chert road.

TO HAVE AND TO HOLD to the said GRANTEEES 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.

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Shelby Cnty Judge of Probate, AL
03/19/1973 12:00:00 AM FILED/CERT

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 15th day of March, 1973.

E. Eugene Bryant
Eugene Bryant
Virginia S. Bryant
Virginia S. Bryant

2279 PAGE 255
BOOK

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, Martha B. Joiner, a Notary Public in and for said County, in said State, hereby certify that Eugene Bryant and wife, Virginia S. Bryant 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 15 day of March, 1973.

Martha B. Joiner
Notary Public

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Shelby Cnty Judge of Probate, AL
03/19/1973 12:00:00 AM FILED/CERT

STATE OF ALABAMA SHELBY CO.
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