

This instrument was prepared by

(Name) Lester L. Hicks, Jr.

(Address) 504 Park Avenue, Bluff Park, B'Ham, Al.

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,

That in consideration of Ten ----- DOLLARS

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

Lester L. Hicks, Jr. and wife Nancy H. Hicks

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

E.R. Norman, Jr.

(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 ----- County, Alabama to-wit:

An easement for a road right of way to provide ingress and egress to and from Alabama Highway No. 70 and real estate owned by the grantees, said easement and right of way to be of a uniform width of 30 feet, along, adjacent to, and west of the grantor's east property line, the grantor's east property line being described more particularly as follows, viz.: Commence at the NW corner of Section 28, Township 21 South, Range 1 West, and run thence East along the North line of said Section a distance of 55.25 feet; thence turn an angle of 53 deg. 00 min. to the left and run a distance of 72.00 feet to the point of beginning, being a point on the grantor's east property line; thence turn an angle of 136 deg. 03 min. to the right and run a distance of 988.45 feet, more or less, to the north right of way line of Alabama Highway No. 70, which is the grantor's southeast property corner, and which is the point of ending.

Subject to easements, restrictions, reservations and encumbrances of public record.

Previous grantors have recently constructed a road-way on and along the 30 foot easement right of way herein granted, and the grantors reserve the right to grant other easements for rights of way on and along said road way similar to the easement herein granted.



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Shelby Cnty Judge of Probate, AL
04/16/1973 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 14th

day of March

1973

STATE OF ALA., SHELBY CO.,
I CERTIFY THIS INSTRUMENT
WAS FILED ON

April 16, 1973

RECORDED & \$ 1.30 P.M.

DEED TAX HAS BEEN

PD. ON THIS INSTR. (Seal)

Lester L. Hicks, Jr. (Seal)

Nancy H. Hicks (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lester L. Hicks, Jr. and wife Nancy H. Hicks whose name is 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 14th day of March, A. D., 1973.

Notary Public.

7-13-76