

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 5827



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Shelby Cnty Judge of Probate, AL
05/24/1973 12:00:00 AM FILED/CERT

Form 1-15 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 Sixteen Thousand Five Hundred and No/100 (\$16,500.00)- DOLLARS

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

James W. Huckaby, Jr. and wife, Lois Huckaby

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

John E. Forrester and wife, Mary Frances Forrester

(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:

Commence at the NE corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 36, Township 19 South, Range 3 West; thence run in a Westerly direction along the North line of said quarter-quarter a distance of 41.35 feet; thence turn an angle to the left of 78 deg. 31 min. 11 sec. and run a distance of 356.05 feet; thence turn an angle to the right of 43 deg. 13 min. and run on a bearing South 43 deg. 13 min. West a distance of 167.40 feet; thence run South 18 deg. 59 min. West a distance of 151.63 feet; thence run South 23 deg. 49 min. West a distance of 138.61 feet; thence run South 9 deg. 02 min. East a distance of 98.48 feet to the point of beginning; said point of beginning being situated 5 feet Southeasterly of the waters edge of Huckabee Lake, all properties to waters edge is intended to be included in this description; from said point of beginning run South 48 deg. 54 min. East a direction of 81.00 feet; thence run North 35 deg. 36 min. 44 sec. East a distance of 202.12 feet to its intersection with the right of way of a cul-de-sac having a radius of 50.0 feet; thence run in a Southeasterly direction along the arc of a curve having a central angle of 23 deg. 34 min. 32 sec. a distance of 20.57 feet; thence run South 35 deg. 36 min. West a distance of 208.22 feet; thence run South 48 deg. 54 min. East a distance of 150.52 feet to a point that is 5 feet Northwesterly of the waters edge; thence run South 45 deg. 38 min. West a distance of 80.0 feet to a point that is 6 feet Northwesterly of the waters edge; thence run South 67 deg. 15 min. West a distance of 202.80 feet to a point that is 8 feet Northwesterly of the waters edge; thence run North 59 deg. 53 min. West a distance of 19.65 feet to a point that is 6 feet Southeasterly of the waters edge; thence run North 17 deg. 56 min. East a distance of 256.32 feet to a point that is 5 feet Southeasterly of the waters edge; thence run North 9 deg. 02 min. West a distance of 46.62 feet to the point of beginning.

Minerals and mining rights excepted, and subject to easements and right of way of record.

Subject to the following restrictive covenants, which shall be construed as running with the land: said property shall be used for residential purposes only and shall be limited to one residence (exclusive of out-buildings) containing a minimum of 2,000 square feet of floor space, and no residence or outbuilding shall be located closer than 60 feet from the centerline of the road or street providing access to said property.

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 29th

day of March, 1973

(Seal)

(Seal)

(Seal)

James W. Huckaby, Jr. (Seal)
Lois Huckaby (Seal)

(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James W. Huckaby, Jr. and wife, Lois Huckaby 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 29th day of March, A. D., 1973

William E. Lawrence
Notary Public.

BOOK 280 PAGE 451
STATE OF ALA. SHELBY CO.
CERTIFY THIS INSTRUMENT WAS FILED
1973 MAY 24 AM 10:31
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
CORRECTION
JUDGE OF PROBATE