

This instrument was prepared by

(Name) Richard W. Bell, Attorney at Law
(Address) P. O. Box 825, Alabaster, Alabama 35007

19740215000007520 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1974 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 Four thousand and no/100-----(\$4,000.00)-----DOLLARS
and other good and valuable consideration
to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Grace Lucas, a widow,
(herein referred to as grantors) do grant, bargain, sell and convey unto

James S. Spates and wife, Judy Spates,
(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:

Part of the NE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 9, Township 20 South, Range 2 East, Shelby County,
Alabama, described as follows: Commence at the Northeast corner of said $\frac{1}{4}$ - $\frac{1}{4}$ Section
and thence run West along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section a distance of 339.16 feet;
thence turn an angle of 63 deg. 50' to the left and run a distance of 827.01 feet; thence
turn an angle of 118 deg. 00' to the left and run a distance of 210.00 feet; thence turn
an angle of 100 deg. 30' to the right and run a distance of 400.00 feet to the point
of beginning; thence turn an angle of 3 deg. 26' to the right and run a distance of 190.00
feet to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence turn an angle of 76 deg.
04' to the right and run a distance of 488.73 feet along the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section
to the East right-of-way line of Alabama Highway No. 25; thence turn an angle of 103
deg. 56' to the right and run along said right-of-way line a distance of 190.00 feet;
thence turn an angle of 76 deg. 04' to the right and run a distance of 488.73 feet to
the point of beginning.

The following described tract is also made a part of this conveyance: A plot or parcel
of land immediately adjoining the East side of the lot described above, the same being
more particularly described as follows: Begin at the beginning point of the tract described
above; thence run East and along an extension of the line of the North boundary of the
above described tract for a distance of 114 feet to a point; thence Southwesterly and
parallel to the East boundary of the above described tract for a distance of 190 feet
to a point on the South line of said $\frac{1}{4}$ - $\frac{1}{4}$ Section; thence West along the South line of
said $\frac{1}{4}$ - $\frac{1}{4}$ Section and parallel to the extension of the North boundary of the above described
tract for a distance of 114 feet to the Southeast corner of the above described tract;
thence Northeasterly along the East boundary of the tract described above, for a distance
----- (see reverse hereof for continuation of legal description) -----

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, I have hereunto set my hand(s) and seal(s), this 14th
day of February, 1974.

WITNESS:

(Seal) Grace Lucas (Seal)
Grace Lucas
(Seal) (Seal)
(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 Grace Lucas, a widow
whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance she executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this 14th day of February, A. D., 1974.
Richard W. Bell
Notary Public.

(Continued from reverse hereof)

of 190 feet, to the point of beginning.

The two tracts thus being conveyed making one large tract which measures 190 feet on its West and East sides, and 602.73 feet on its North and South sides.

Subject to:

1. Taxes for 1974 and subsequent years.
2. Road right-of-way and easements of record.
3. Transmission Line Permit to Alabama Power Company as shown by that certain instrument dated August 24, 1965 and recorded in Deed Book 239, at page 223, in the Office of the Judge of Probate of Shelby County, Alabama.
4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

BOOK 285 PAGE 372

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
1974 FEB 15 PM 2:50
INSTRUMENT WAS FILED
JUDGE OF PROBATE
Shelby County, Alabama

19740215000007520 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/15/1974 12:00:00 AM FILED/CERT

THIS FORM FROM
LAWYERS TITLE INSURANCE COR.
Title Insurance
BIRMINGHAM, ALA.

4.00
1.45

WAR RANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

RETURN TO
Shelby & Perry
4130 N. 10th Ave
Birmingham, AL 35205