

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

19751204000067740 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/04/1975 12:00:00AM 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 other considerations and One and No/100 (\$1.00)----- 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 G. Huckaby

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

Donnie F. Tucker and wife, Mary Jim Tucker

(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 NW¼ of the NW¼ of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; 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. and 11 sec. and run South 0 deg. 00 min. a distance of 1.22 feet to the point of beginning; thence continue on last described course South 0 deg. 00 min. a distance of 161.17 feet; thence run South 53 deg. 26 min. East a distance of 253.55 feet; thence run North 36 deg. 34 min. East along the Northwest-ly right of way line of a public road a distance of 125.00 feet to the point of commencement of a curve to the right having a central angle of 14 deg. 59 min. and a radius of 790.43 feet; thence continue along arc of said curve a distance of 206.7 feet to the end of said curve and a point of commencement of another curve to the left having a central angle of 90 deg. and 00 min. and a radius of 25.00 feet; thence continue along the arc of said curve a distance of 39.27 feet; thence run in a North-ly direction along the tangent extended to last described curve a distance of 4.82 feet to the point of commencement of a curve to the left having a central angle of 63 deg. 01 min. and 49 sec. and a radius of 133.10 feet; thence continue along the arc of said curve a distance of 146.42 feet to the end of said curve; thence run South 8 deg. 31 min. 11 sec. West along the Southerly right of way line of a public road a distance of 272.31 feet to the point of beginning. Said parcel contains 2.3 acres more or less.

Minerals and mining rights excepted, and subject to easements and rights 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 out-building 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 16 day of July, 1975

WITNESSES
STATE OF ALA. SHELBY CO
I CERTIFY THIS INSTRUMENT WAS FILED
1975 DEC -4 PM 3:51
Seal July 3.00
Circuit Court
JUDGE OF PROBATE

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 G. 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 16 day of July, A. D. 1975

Rear Harris

Notary Public.