

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler

(Address) Columbiana, Alabama 35051

19771228000140070 1/2 \$.00
Shelby Cnty Judge of Probate, AL
12/28/1977 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 ONE HUNDRED DOLLARS & other good and valuable consideration

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

Joyce Stone and husband, Calvin Stone

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

Edward P. Evans and wife, Margaret L. Evans

(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:

PARCEL ONE:

A tract of land located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, more particularly described as follows: Commence at the point of intersection of the NE right of way line of U.S. Highway 280 with the South line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence run in a Northwesterly direction along the NE right of way line of said U.S. Highway 280 a distance of 500 feet, more or less, to the North line of an unnamed county paved road; said point being the point of beginning; thence run in a Northeasterly direction along the North line of said unnamed county road a distance of 455 feet to a point; thence run in a Northwesterly direction parallel to the right of way of U.S. Highway 280 a distance of 180 feet to a point; thence run in a Southwesterly direction parallel with the NW line of said unnamed county road a distance of 455 feet to a point on the NE right of way line of said U. S. Highway 280; thence run in a Southeasterly direction along said right of way a distance of 180 feet to the point of beginning. The above described property is part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 1, Township 20, Range 2 East. Said property being a portion of the property conveyed by deed dated 3/23/77 in Deed Book 304, page 415.

PARCEL TWO:

A tract of land located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 1, Township 20, Range 2 East, more particularly described as follows: Commence at the point of intersection of the NE right of way line of U.S. Highway 280 with the South line of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 1; thence run in a Northwesterly direction along the NE right of way line of said U.S. Highway 280 a distance of 500 feet, more or less, to the North line of an unnamed county paved road;

-----DESCRIPTION CONTINUED ON REVERSE SIDE HEREOF

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 23 day of December, 1977.

WITNESS:

(Seal)

(Seal)

(Seal)

Joyce Stone
(Joyce Stone) (Seal)

Calvin Stone
(Calvin Stone) (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 Joyce Stone and husband, Calvin Stone whose name S. 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 23 day of December, A. D., 1977.

Margaret Evans
Rt. 1, Box 338
Huntsville, AL

Lance Brasher
Notary Public.

RETURN TO

TO

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

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

(-----CONTINUED FROM FRONT SIDE-----)

thence run in a Northeasterly direction along the North line of said unnamed county road 455 feet to a point; thence run in a Northwesterly direction parallel to the right of way of U. S. Highway 280 a distance of 180 feet to a point; said point being the point of beginning; thence continue in a Northwesterly direction, parallel to the right of way of U.S. Highway 280 a distance of 210 feet to a point; thence run in a Southwesterly direction, parallel with the Northwest line of said unnamed county road distance of 455 feet to a point on the NE right of way line of said U.S. Highway 280; thence run in a Southeasterly direction along said highway right of way a distance of 210 feet to a point; thence run in a Northeasterly direction a distance of 455 feet to the point of beginning. The above described property is part of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$, Section 1, Township 20, Range 2 East. Said property being a portion of the property conveyed by deed dated 3/23/77 in Deed Book 304, page 415.

PARCEL THREE:

A parcel of land located in the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 1, Township 20, Range 2 East, more particularly described as follows: Commence at the NE corner of the SE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section and run West along the North boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section to the West boundary line of a county paved road; thence continue West along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section 337 feet to a point; said point being on the East line of the Audrey Prestridge property; thence turn to the left and run South, parallel with the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 455 feet, more or less, to a point on the North right of way line of U. S. Highway 280; thence run SE along the NE right of way line of said highway a distance of 220 feet to a point; said point being the point of beginning of the property herein described and conveyed; thence run North, parallel to the East line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 450 feet, more or less, to a point on the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section; thence run in an Easterly direction along the North line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 330 feet to a point which is the NW corner of the property conveyed to Jesse D. Thomas and Rebecca J. Thomas as shown by deed recorded in Deed Book 292, page 550; thence run South parallel with the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 200 feet to a point; thence run in a Southeasterly direction a distance of 178 feet to a point said point being the NW corner of that certain parcel of land conveyed to Joyce Stone by deed recorded in Deed Book 306, page 203; thence run in a Southwesterly direction along the NW line of the property previously conveyed in Deed Book 306, page 203 a distance of 455 feet to the point of beginning.



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DEC 28 1977
Deed also
rec 3.00
Inst 1.00
4.50