

This instrument prepared by

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

(Address) COLUMBIANA, ALABAMA

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

19780117000006370 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/17/1978 12:00:00AM FILED/CERT

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of other valuable consideration and One and No/100 (\$1.00) Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, K. E. Fulton, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lois Crim

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

A parcel of land lying in the NW $\frac{1}{4}$ of NE $\frac{1}{4}$; Section 13, Township 21 South, Range 3 West and more particularly described as follows: Starting at the NE corner of said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 21 South, Range 3 West, run South 84 deg. 30 min. West 178.18 feet to an iron marker at the NW intersection of the right of way of the Elliottsville-Saginaw Road with the right of way of I-65; thence run South 38 deg. 00 min. West a distance of 439.1 feet to an iron marker on the SE right of way of said Elliottsville-Saginaw Road, the point of beginning; thence turn an angle of 31 deg. 37 min. to the left and run Southerly along a rock wall a distance of 272.9 feet to an iron marker on the North right of way line of the L & N Railroad; thence turn an angle of 87 deg. 43 min. to the right and run Westerly along said right of way of said L & N Railroad a distance of 151.3 feet to an iron marker on said right of way of said L & N Railroad; thence turn an angle of 96 deg. 54 min. to the right and run Northerly a distance of 135.1 feet to an iron marker on the said SE right of way of said Elliottsville-Saginaw Road; thence turn an angle of 39 deg. 37 min. to the right and run Northeasterly along the said SE right of way of said Elliottsville-Saginaw Road a distance of 201.4 feet to the point of beginning. Said parcel of land lies in the said NW $\frac{1}{4}$ of NE $\frac{1}{4}$, Section 13, Township 21 South, Range 3 West, and contains 0.71 acres, together with the right to use and enjoy water for home use from land lying east of the above described parcel which is owned by said K. E. Fulton.

The grantor, K. E. Fulton, reserves a life estate in and to the above described property.

Part of the consideration for this deed is the agreement of the grantee, Lois Crim, to care for the grantor, K. E. Fulton, and maintain him during his life time, but the grantor and the grantee agree that said grantee is not obligated to provide any financial support for said grantor.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever, subject to life estate reserve by the grantor, K. E. Fulton.

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 hands(s) and seal(s), this 17th day of January, 1978.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS RECORDED

K E Fulton (Seal)

1978 JAN 17 AM 10:38

Lois Crim (Seal)
JUDGE OF PROBATE (Seal)
1.50
1.00
3.00

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that K. E. Fulton, an unmarried man 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 he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 17th day of January, A. D., 1978

Lois Crim

RE. 2, But 12

Delham 35124

(Seal) Notary Public.