This instrument was prepared by

(Name) James W. May

2154 Highland Avenue

(Address) Birmingham, Alabama 35205

336

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR – LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-one Thousand Two Hundred Fifty-seven and 50/100 ($21,257.50) DOLLARS

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

Manley Walker Pearson and wife, Florine Pearson

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

Louis Kulovitz and Margaret E. Kulovitz

(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:

A parcel of land containing 7.73 acres located in the west 1/2 of the NW 1/4 of the NW 1/4 of Section 25, Township 20 South, Range 4 West, Shelby County Alabama; described as follows: Commence at the Northwest corner of said Sec. 25, thence run South along the west section line a distance of 666.0 feet to the point of beginning; Thence turn left 92° 09' and run east a distance of 370.67 feet, thence turn right 54° 10' and run southeasterly a distance of 334.84 feet to a point on the northwesterly right-of-way of Shelby County Highway #13, Thence turn right 71° 32' and run southwesterly along said right-of-way a distance of 298.0 feet to the point of a curve to the right having a Delta angle of 23° 25 1/4' and a radius of 1352.69 feet, Thence follow arc of said curve a distance of 602.0 feet to a point on the west line of said Sec. 25, Thence turn right and run north along said west sec. line a distance of 892.47 feet to the point of beginning.

SUBJECT TO: Taxes due in the year 1979 which are a lien but not yet due and payable. Together with the right of Grantees to use water from the Grantors' well until such time as public water is made available to the property and not thereafter. Grantors shall install a meter in order to determine the amount of water used by the Grantees and Grantees shall pay to Grantors for the water so used at the customary rate of charge of public water providers in Shelby County, Alabama.

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Shelby Cnty Judge of Probate,AL
08/09/1979 12:00:00AM FILED/CERT

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 we (we) do for ourselves (ourselves) and for our (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we (we) have a good right to sell and convey the same as aforesaid; that we (we) will and our (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 7th day of August, 19 79.

WITNESS:

(Seal) Manley Walker Pearson (Seal)

(Seal) Florine Pearson (Seal)

(Seal) (Seal)

79 AUG -9 AM 8:34

JUDGE OF PROBATE

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Manley Walker Pearson and wife, Florine Pearson 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 7th day of August, A. D., 19 79.

Notary Public.