

1304

This instrument was prepared by

(Name) Wallace, Ellis, Head & Fowler, Attorneys

(Address) Columbiana, Alabama 35051



19791031000142690 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
10/31/1979 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 FIFTY THOUSAND & NO/100 (\$50,000.00) DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Charles Allen Knowles and wife, Carolyn Knowles  
Lewis Raymond Knowles and wife, Linda Lawson Knowles  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Lewis Raymond Knowles and wife, Linda Lawson Knowles  
(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:

DESCRIPTION ATTACHED HERETO AND MADE A PART AND PARCEL HEREOF, AS FULLY AS IF SET  
OUT HEREIN.

BOOK 323 PAGE 34

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 31<sup>st</sup>  
day of October, 1979.

*Charles Allen Knowles* (Seal)  
*Carolyn Knowles* (Seal)

*Lewis Raymond Knowles* (Seal)  
*Linda Lawson Knowles* (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 Charles Allen Knowles, Carolyn Knowles, Lewis Raymond Knowles & Linda  
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 31 day of October, A. D., 1979.

*Lannie Bruster*  
Notary Public.

W. E. N. 3





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The E $\frac{1}{2}$  of the NW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West;  
 E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West, except 10 acres  
 laid off in a square on the North end of said E $\frac{1}{2}$  of W $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14;  
 Township 22, Range 3 West. Also 10 acre in the E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14,  
 Township 22, Range 3 West which is bound as follows: On the West by North  
 and South line of E $\frac{1}{2}$  of NE $\frac{1}{4}$  of Section 14, Township 22, Range 3 West, on  
 the North by Spring Creek and on the East by the Spring Creek Church lot  
 and continuing South far enough to contain 10 acres, and on the South by  
 a line running West from said East boundary line to the West boundary of  
 said E $\frac{1}{2}$  of NE $\frac{1}{4}$ , all of which is in Section 14, Township 22, Range 3 West  
 located in Shelby County, Alabama, and upon which 10 acres is situated the  
 resident and out buildings. Except road right of way.  
 Situated and being in Shelby County, Alabama.

LESS AND EXCEPT FROM THE ABOVE PROPERTY, the following described land:

A parcel of land located in the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 14, Township 22 South,  
 Range 3 West, Shelby County, Alabama, more particularly described as follows:  
 Commence at the SW corner of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 14; thence in an  
 Easterly direction along the South line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 662.36  
 feet to the SE corner of the W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 14; thence  
 92 deg. 47 min. 26 sec. left in a Northerly direction a distance of 3130.90 feet  
 to a point on the SE right of way line of Shelby County Highway 12; thence 64 deg.  
 20 min. 22 sec. right in a Northeasterly direction a distance of 409.58 feet to  
 the point of beginning, said point also being located on the SE right of way line  
 of said Shelby County Highway 12; thence 3 deg. 18 min. 19 sec. right in a  
 Northeasterly direction along said right of way line a distance of 210.0 feet;  
 thence 81 deg. 56 min. 43 sec. right in a Southeasterly direction a distance of  
 180.0 feet; thence 44 deg. 13 min. 32 sec. right in a Southwesterly direction  
 a distance of 33.5 feet; thence 53 deg. 49 min. 45 sec. right in a Southwesterly  
 direction a distance of 300.0 feet; thence 112 deg. 23 min. 13 sec. right in a  
 Northerly direction a distance of 222.0 feet to the point of beginning. Said  
 parcel contains 1.25 acres. Also a 20 foot wide easement for ingress and  
 egress which begins at the most Northerly corner of above described parcel and  
 extends Southeasterly and parallel to the Northeast property line of above  
 described property a distance of 87.7 feet.

Subject to utility easements and road rights of way of record.

Also subject to the following:

Transmission line permits to Alabama Power Company recorded in Deed Book 213,  
 page 396; in Deed Book 213, page 394; in Deed Book 131, page 398; in Deed Book  
 101, page 71, in the Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company recorded in Deed Book 269, page 704 in said  
 Probate Office.

Road right of way to Shelby County recorded in Deed Book 200, page 449; in  
 Deed Book 200, page 415; in Deed Book 200, page 443 in said Probate Office.

CRK  
 CRK

LRK  
 CRK

STATE OF ALA. SHELBY CO.

OCT 31 PM 2:30

Deed Tax 50.00  
 Rec. 400  
 Ad. 100  
 5500

JUDGE OF PROBATE

BOOK 323 PAGE 35