

736

11-6-63

Shelby County 213 7852
by 5-20-63

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 \$100.00 and other valuable considerations - - - DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, V. H. Huey and wife, Lucile C. Huey (herein referred to as grantors) do grant, bargain, sell and convey unto

James E. Johnston and wife, Ernestine F. Johnston, (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 SE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama; thence run southerly along the East line of said section for a distance of 153.96 feet; thence turn 109°53'30" to the right and run 180.70 feet; thence turn 13°19'30" to the left and run 154.45 feet to the point of beginning; Thence turn 57°22'30" to the left and run 376.54 feet; thence turn 24°27' to the left and run 303.28 feet; thence turn 96°11'30" to the right and run 97.11 feet; thence turn 26°33'30" to the left and run 132.18 feet to the P.C. of a curve to the right having a central angle of 93°33'30", a radius of 218.24 feet and a length of 356.36 feet; thence along said curve to the right for said distance of 356.36 feet to the P.T. of said curve; thence along a straight line tangent to said curve for a distance of 263.04 feet; thence turn 42°36' to the right and run 35.86 feet; thence turn 77°10'30" to the right and run 133.15 feet; thence turn 37°08'30" to the left and run 171.42 feet; thence turn 13°08'30" to the left and run 300.77 feet; thence turn 29°51'30" to the right and run 201.39 feet to the point of beginning of the property herein conveyed. Containing 6 1/2 acres, more or less. Mineral and mining rights excepted.

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CORRECTED SURVEY Page 693-694



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 23rd day of December, 1963.

WITNESS:

V. H. Huey (Seal)
V. H. Huey

Lucile C. Huey (Seal)
Lucile C. Huey

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED FOR RECORD IN THE PUBLIC OFFICE OF SHELBY COUNTY, ALA. ON 12-23-63
RECORDED & INDEXED
PD. C. H. [Signature]

STATE OF ALABAMA }
JEFFERSON COUNTY } General Acknowledgment

I, *Mattie Jones*, a Notary Public in and for said County, in said State, hereby certify that *V. H. Huey and wife, Lucile C. Huey*, 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 24 day of December, A. D. 1963.

December

A. D. 1963,

Mattie Jones

Notary Public.

James E. Johnston
Rt. 1 Box 420
Helena Al. 35080

BOOK 228 PAGE 650

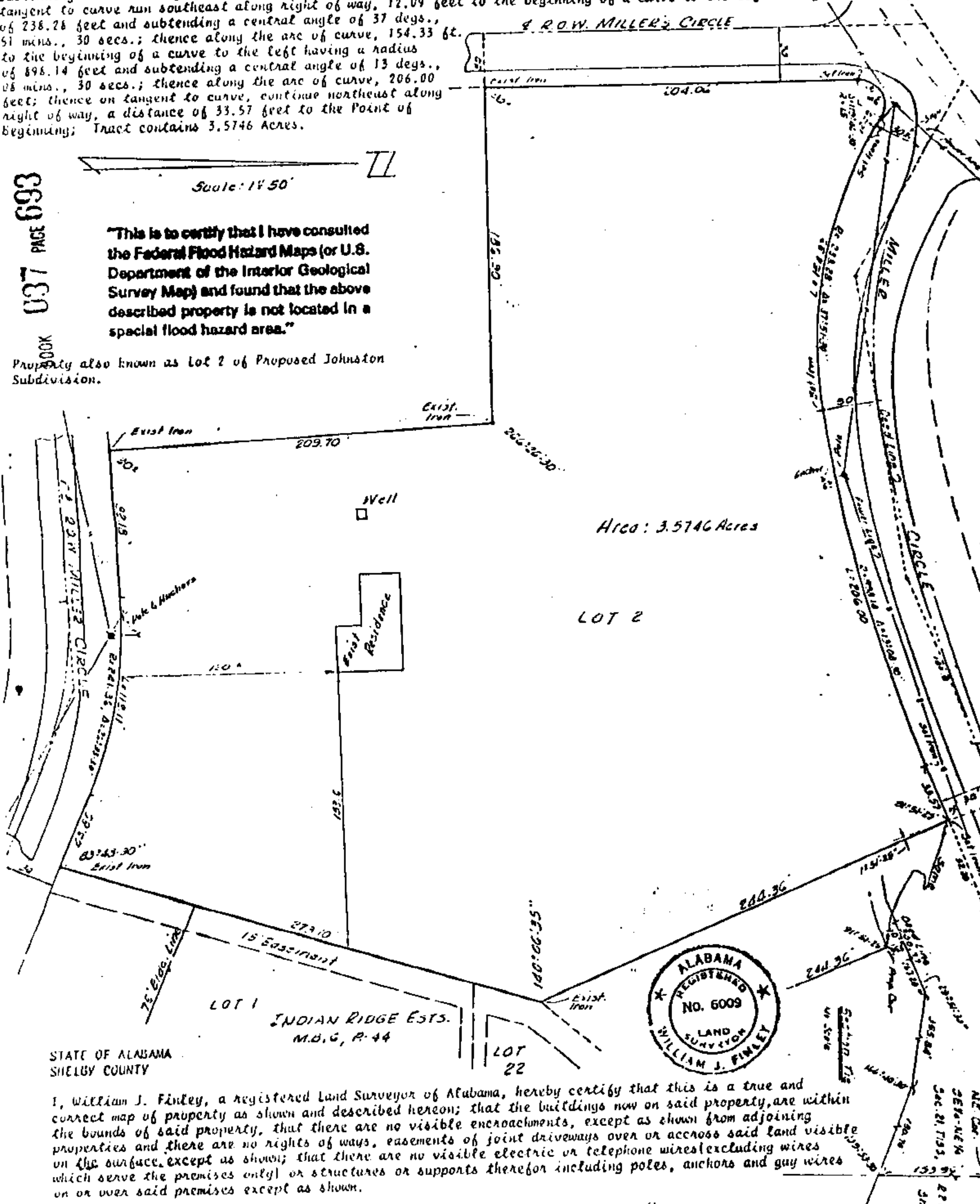
DESCRIPTION: A tract of land situated in the S.1/4 of N.1/4 of Section 21, T19S, R2W, Shelby County, Alabama, more particularly described as follows; Commence at the N.E. corner of the S.1/4 of N.1/4; thence south along the East line thereof a distance of 153.96 feet; thence right 104 degrees, 53 mins., 30 secs. and run northwest 180.70 feet; thence 13 degs., 19 mins., 30 secs. left, 355.84 feet; thence 29 degs., 51 mins., 30 secs. left, 167.20 feet; thence 90 degs. left, 30 feet to the Point of Beginning on the South right of way line of the north part of Miller Circle; thence 1 deg., 51 mins., 25 secs. left, 244.36 feet to a point on the west line of Lot 22 of Indian Ridge Estates, as recorded in Map Book 6, Page 44 in the Probate Office of Shelby Co.; thence right with an interior angle of 140 degs., 06 mins., 35 secs., along said Lot 22 and Lot 1 a distance of 273.10 feet to the north right of way line of the south part of Miller Circle; thence right with an interior angle of 83 degs., 48 mins., 30 secs. and run northwest along right of way, 43.85 feet to the beginning of a curve to the left, having a radius of 241.86 feet and subtending a central angle of 26 degs., 33 mins., 30 secs.; thence northwest along the arc of said curve, 112.11 feet; thence on tangent to curve, continue westerly, 82.18 feet; thence 90 degs. right, 209.70 feet; thence 86 degs., 26 mins., 30 secs. left, 186.90 ft. thence 90 degs. right, 204.06 feet to the beginning of a curve to the right, having a radius of 15 feet and subtending a central angle of 119 degs., 46 mins., 30 secs.; thence along the arc of curve 31.36 feet; thence on tangent to curve run southeast along right of way, 12.09 feet to the beginning of a curve to the left having a radius of 238.28 feet and subtending a central angle of 37 degs., 51 mins., 30 secs.; thence along the arc of curve, 154.33 ft. to the beginning of a curve to the left having a radius of 898.14 feet and subtending a central angle of 13 degs., 08 mins., 30 secs.; thence along the arc of curve, 206.00 feet; thence on tangent to curve, continue northeast along right of way, a distance of 33.57 feet to the Point of Beginning; Tract contains 3.5746 Acres.

BOOK 037 PAGE 693

Scale: 1" = 50'

"This is to certify that I have consulted the Federal Flood Hazard Maps (or U.S. Department of the Interior Geological Survey Map) and found that the above described property is not located in a special flood hazard area."

Property also known as Lot 2 of Proposed Johnston Subdivision.



Area: 3.5746 Acres

LOT 2



STATE OF ALABAMA
SHELBY COUNTY

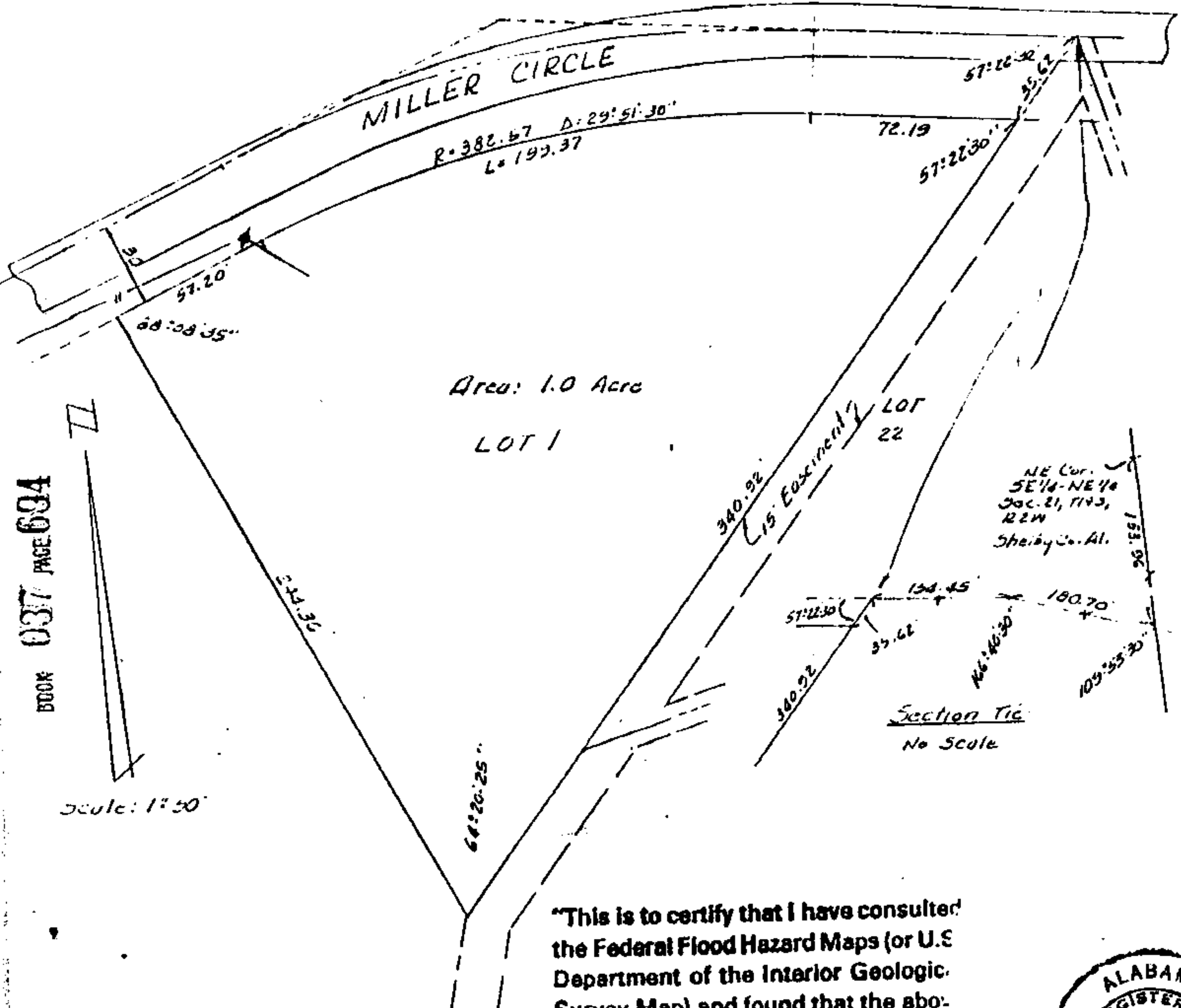
I, William J. Finley, a registered Land Surveyor of Alabama, hereby certify that this is a true and correct map of property as shown and described hereon; that the buildings now on said property, are within the bounds of said property, that there are no visible encroachments, except as shown from adjoining properties and there are no rights of ways, easements of joint driveways over or across said land visible on the surface, except as shown; that there are no visible electric or telephone wires (excluding wires which serve the premises only) or structures or supports therefor including poles, anchors and guy wires on or over said premises except as shown.

According to my survey on this the 13th day of July, 1985.

William J. Finley
WILLIAM J. FINLEY, R.L.S. No. 6009

BOOK 037 PAGE 694

Scale: 1" = 50'



Area: 1.0 Acre
LOT 1

Section Tie
No Scale

"This is to certify that I have consulted the Federal Flood Hazard Maps (or U.S. Department of the Interior Geologic Survey Map) and found that the above described property is not located in a special flood hazard area."



STATE OF ALABAMA
SHELBY COUNTY

I, William J. Finley, a registered Land Surveyor of Alabama, hereby certify that this is a true and correct map of property as shown and described hereon: According to my survey on this the 13th day of July, 1985.

William J. Finley
William J. Finley, Al. L.S.; Reg. No. 6009

DESCRIPTION: A tract of land situated in the SE 1/4 of NE 1/4 of Section 21, Township 19 So., Range 2 West, Shelby County, Alabama, more particularly described as follows; Commence at the N.E. Corner of the SE 1/4 of NE 1/4; thence South along the East line thereof a distance of 153.96 feet; thence right 109 degs., 53 mins., 30 secs., 180.70 feet; thence 13 degs., 19 mins., 30 secs. left, 154.45 feet; thence left 57 degs. 22 mins., 30 secs., 35.62 feet to the Point of Beginning on the South line of the North part of Miller Circle; thence continue Southwest along a common line with Lot 22 of Indian Ridge Estates as recorded in the Probate Office of Shelby County, a distance of 340.92 feet; thence right with an interior angle of 64 degs., 20 mins., 25 secs., a distance of 244.36 feet to a point on the South line of the North part of Miller Circle; thence right with an interior angle of 88 degs., 08 mins., 35 secs., and run Northeast along right of way, 57.20 feet to the beginning of a curve to the right having a radius of 382.57 feet and subtending a central angle of 29 degs., 51 mins., 30 secs.; thence along the arc of curve, 199.37 feet; thence on tangent to curve, continue along right of way, 72.19 feet to the Point of Beginning; Tract contains 1 acre. Property also known as Lot 1 of proposed Johnston Subdivision.

STATE OF ALABAMA SHELBY CO.
I CERTIFY THIS INSTRUMENT IS CORRECT
1985 AUG 13 AM 9:53
Corrected

RECORDING FEES	
Recording Fee	\$ 7.50
Index Fee	1.00
TOTAL	\$ 8.50