

## 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 Other consideration and One and No/100's (\$1.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, William E. Allen and wife, Willie Allen,

(herein referred to as grantors) do grant, bargain, sell and convey unto William T. Ross and wife, Charlene Ross,

(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:

Begin at the Southeast corner of SE $\frac{1}{4}$ , Section 12, Township 20 South, Range 4 West, run thence West along South line of said SE $\frac{1}{4}$  of SE $\frac{1}{4}$  a distance of 420.32 feet to point of beginning; thence turn right an angle of 58 deg. 00 min. a distance of 223.7 feet to point "A"; continue said course 22.0 feet to edge or crest of mountain; turn left and run Southwesterly along meanderings of said edge or crest to Point "B"; the property line being the edge or crest of mountain (Point "B" is more particularly located by the following description: from said 223.7 feet course approaching Point "A", turn left an angle of 90 deg. and run Southwesterly a distance of 358.0 feet to Point "B" being a point on the aforesaid South line of SE $\frac{1}{4}$  of SE $\frac{1}{4}$ ); from said Point "B", turn left an angle of 148 deg. 00 min. and run East along said South line a distance of 422.12 feet to point of beginning; being in SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 12, Township 20 South, Range 4 West, Shelby County, Alabama, being 1.093 acres, more or less, according to survey of W. B. Bennett, Registered Land Surveyor Number 1042, dated March 14, 1962.

The Grantors reserve for themselves, their heirs or assigns, a right of way for a road 12 feet in width across the above described property, said 12 foot right of way to be located on and along an old road crossing said property from Southwest to Northeast. The reservation herein made for the road is for the purpose of reaching other land owned by the grantors lying to the Northeast of the above described property, and said reservation is intended to be construed as with a covenant running with the land.

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 27th day of March, 1962.

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 3/27/62  
RECORDED & MTG. TAX  
& S. D. TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

William E. Allen  
Willie Allen

STATE OF ALABAMA

SHELBY COUNTY

Conrad M. Fowler  
JUDGE OF PROBATE

General Acknowledgment

I, Oliver P. Head, a Notary Public in and for said County, in said State, hereby certify that William E. Allen, and wife, Willie Allen, 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 27th day of March, A.D. 1962.

Notary Public: