

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 One Hundred Dollars & other good & valuable considerations, to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Harold Welton Peak and wife, Joy Bethea Peak,

(herein referred to as grantors) do grant, bargain, sell and convey unto Alvie Screws and wife, Emma Lucille Screws,

(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 situated in SW 1/4 of NW 1/4 of Section 31 Township 18 South Range 1 West, more particularly described as follows: Commence at the Southwest corner of the SW 1/4 of NW 1/4 and run in a Northerly direction along the West line of said quarter-quarter Section a distance of 671.65 to a point; thence 90 deg. 04' to right in an Easterly direction a distance of 664.52 feet to a point; thence 90 deg. 04' to the left in a Northerly direction a distance of 65.00 feet to point of beginning; thence continuing along the last described course in a Northerly direction a distance of 283.65 feet to a point; thence 72 deg. 55' to left in a Northwesterly direction a distance of 163.03 feet to a point in the centerline of a paved road; thence 73 deg. 00' to left in a Southwesterly direction a distance of 197.01 feet to the point of Curve (P.C.) of a curve to the right, having a radius of 686.87 feet and a central angle of 4 deg. 58' 38"; thence along the arc of said curve in a Southwesterly direction a distance of 59.67 feet to a point; thence 107 deg. 21' to left in a Southeasterly direction a distance of 324.98 feet to point of beginning. Minerals and mining rights excepted. Subject to easement for public, chert road running along Northwest side of above described realty, and to transmission line permits to Alabama Power Company as recorded in Deed Book 126, Page 186, and Deed Book 185, Page 129, in the Probate Office of Shelby County, Alabama. Subject also to current year ad valorem taxes which the said grantees herein hereby assume and promise and agree to pay.

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 1st day of JUNE, 1963.

WITNESS:

Walter Cornelius



Harold Welton Peak (Seal)

Joy Bethea Peak (Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

Walter Cornelius

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that Harold Welton Peak and wife, Joy Bethea Peak, 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 1st day of JUNE, A. D. 1963.

Walter Cornelius

Notary Public

My Commission Expires: 5-31-65

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