

1/7/79

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 LOVE & AFFECTION AND THE SUM OF ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Laura Mack Fulton and husband, Herbert R. Fulton

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

Laura Mack Fulton and husband, Herbert R. Fulton

(herein referred to as GRANTEEES) 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:

All of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ lying South of the Saginaw-Columbiana Road, Section 17, Township 21, Range 2 West, and more particularly described as follows: Commence at the SW corner of the S $\frac{1}{4}$ of the NE $\frac{1}{4}$ and run thence East along the South line of said 80 acre tract 1827 feet to a point where said line intersects an old tram road; thence along said tram road North 50 deg. 45 min. East 283 feet; thence continue along said tram road North 49 deg. 15 min. East 536 feet; thence North 1 deg. 30 min. West 141 feet to the south margin of the right of way of the Columbiana-Saginaw public road; thence along the southern margin of the right of way of said road by ten lines to its point of intersection with the West line of said 80 acres as follows: South 76 deg. West 273 feet; South 84 deg. 15 min. West 154 feet; North 77 deg. 35 min. West 533 feet; North 85 deg. 10 min. West 67 feet; South 83 deg. West 158 feet; South 81 deg. West 544 feet; North 86 deg. 30 min. West 400 feet; North 84 deg. 30 min. West 13 $\frac{1}{4}$ feet; North 70 deg. 30 min. West 157 feet; North 54 deg. 15 min. West 129.8 feet; thence along the West line of said 80 South 2 deg. 30 min. East 775 feet to point of beginning.

Also 5 acres of land in the NW corner of the NW $\frac{1}{4}$ of SE $\frac{1}{4}$ described as follows: Commence at the NW corner of said 40; thence along the western line of said 40 south 2 deg. 30 min. East 308 feet; thence North 89 deg. 45 min. East 727 feet; thence North 30 deg. 15 min. West 348 feet to the North line of said 40; thence West along the North line of said forty 551 feet to point of beginning, situated in Shelby County, Alabama.

There is excepted from this land, however, all lime rock in, upon, above and below the surface of the land conveyed with mining or quarrying rights as set forth in deed of J. F. Wilson and others to Saginaw Lumber Company, dated December 30, 1899, and recorded in the Probate Office of Shelby County, Alabama in Deed Book 24, page 124.

TO HAVE AND TO HOLD to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 18th day of June, 1963.

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED C.I. 8/1/63
RECORDED & S. REC'D. TAX REC'D.
& S. REC'D. TAX REC'D.
PD. ON THIS INSTRUMENT.

Laura Mack Fulton (Seal)
(Laura Mack Fulton)
Herbert R. Fulton (Seal)
(Herbert R. Fulton)

(Seal)

STATE OF ALABAMA
SHELBY COUNTY, *Laura Mack & Herbert R. Fulton* General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Laura Mack Fulton & husband, Herbert R. Fulton, wife and 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 18th day of June, A. D. 1963.

W. Gray Jones

Notary Public

My Commission Expires 10/22/63