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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 Eleven Thousand and no/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Leroy Hall and wife, Opal Marie Hall

(herein referred to as grantors) do grant, bargain, sell and convey unto D. P. Huggins and Melba C. Huggins

(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 northwest corner of SECTION 12, Township 24 North, Range 12 East, and run south along the west line of said Section a distance of 2640.17 feet to an iron buggy axle; thence turn an angle of 94 deg. 03 min. to the left and run a distance of 258.04 feet to the point of beginning; thence continue in the same direction a distance of 423.80 feet to the southwest corner of Sessions Chapel Church lot; thence turn an angle of 94 deg. 48 min. to the left and run a distance of 205.75 feet; thence turn an angle of 77 deg. 20 min. to the right and run a distance of 26.89 feet to the west right of way line of the Montevallo-Jemison Highway; thence turn an angle of 117 deg. 31 min. to the left and run along the west right of way line of said highway a distance of 250.0 feet; thence turn an angle of 101 deg. 45 min. to the left and run a distance of 466.24 feet to the point of beginning; situated in the S $\frac{1}{2}$ of Fraction "A", Section 12, Township 24 North, Range 12 East.



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 26th day of October, 1963

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 10/26/63
RECORDED & \$ 1.00 MTG. TAX
& \$ 0.00 DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

Leroy Hall (Seal)
Opal Marie Hall (Seal)
Opal Marie Hall (Seal)

STATE OF ALABAMA }
SHELBY COUNTY }

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I, Martha B. James, a Notary Public in and for said County, in said State, hereby certify that Leroy Hall and wife, Opal Marie Hall 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 26th day of October, A. D. 1963

Martha B. James
Notary Public