

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.



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:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED IN 12/23/63
RECORDED & S. INTG. TAX
& S. DEED TAX HAS BEEN
PD. ON THIS INSTRUMENT.

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

Lucile C. Huey (Seal)
Lucile C. Huey

STATE OF ALABAMA
JEFFERSON COUNTY

Mattie Jones
JUDGE OF PROBATE
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.

Mattie Jones
Notary Public.

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1664
5000.00
see note 285 p852
500.00