

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,

ONE THOUSAND AND NO/100 DOLLARS

That in consideration of ~~and other good and valuable considerations~~ ~~XXXXXXXX~~
 to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
 Rosie Ellen Lynn and husband Curtis B. Lynn

(herein referred to as grantors) do grant, bargain, sell and convey unto Douglas Henry Russen and wife Daisy Dean Smith Russen

(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:

SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 11, Tosnehip 18 South, Range 1 East.

Part of the NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, Township 18 South, Range 1 East, being more particularly described as follows: Commence at the NW corner of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 11, and run in a Southerly direction along West line of said quarter-quarter section a distance of 394.0 feet to the northerly right of way of Highway #25; thence South 56 deg. 15 min. East along said right of way 598 feet to the Southeast corner of Sidney E. and Lola F. Partridge lot for point of beginning; thence turn an angle of 122 deg. 21 min. to the left for a distance of 390.99 feet; thence turn an angle of 57 deg. 48 min. to the left for a distance of 187.72 feet, more or less, to the East line of D. Kenneth and Joan E. Brasher lot; run thence Northerly along East line of said Brasher lot 252 feet, more or less, to North line of said NW $\frac{1}{4}$ of SW $\frac{1}{4}$; run thence Easterly along the North line of said forty 636 feet, more or less, to the Northeast corner of 15 acres formerly belonging to Johnie L. Parker and wife; run thence South 554.4 feet to a stake; thence South 70 deg. West 611 feet to a stake, being the point of beginning.

Mineral and Mining Rights Excepted.

Subject to covenant between Norman D. Pless and Alabama Power Company, dated March 21, 1958 and recorded in Deed Book 194 at page 344 in the Office of Judge of Probate, Shelby County, Alabama, and also subject to easements to Alabama Power Company for Transmission Line Permits.



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 30th day of December, 1963.

WITNESS:



SHELBY COUNTY

I, W. W. Rabren, a Notary Public in and for said County, in said State, hereby certify that Rosie Ellen Lynn and husband Curtis B. Lynn whose name is also 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 30th day of December, A. D., 1963.



W. W. Rabren

Notary Public.

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS INSTRUMENT
 WAS FILED ON 12/30/63
 RECORDED & PAID MTG. TAX
 & SHELLED TAX HAS BEEN
 PD. ON THIS INSTRUMENT.



BOOK 228 PAGE 673