

2213

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 TWENTY-TWO HUNDRED AND NO/100 (\$2200.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Melvin T. McGaughy and wife, Lucille Burnett McGaughy

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

J. V. Scoggins and wife, Lois B. Scoggins

(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:

Begin at the NE corner of the S 1/2 of the SW 1/4, Section 24, Township 20, Range 3 West; thence South along the East boundary of said S 1/2 of SW 1/4, Section 24, 653.8 feet; thence with an angle of 90 deg. 41' to right 663.3 feet; thence with an angle of 89 deg. 19' to the right 648.3 feet; thence with an angle of 90 deg. 07' to the right and along the North boundary of said S 1/2 of SW 1/4, Section 24, 663.3 feet to point of beginning;

EXCEPT the following described lots:

Begin at the SE corner of above described lot and run in a westerly direction along the South boundary of said lot 276.6 feet for point of beginning of the lot herein excepted; continue thence along the South boundary of said lot 420 feet; turn an angle of 90 deg. 40' to right and run 470 feet; thence turn an angle of 137 deg. 55' to right and run to point of beginning.

Begin at NE corner of SE 1/4 of SW 1/4 of Sec. 24, Tp 20 S, Range 3 West; thence run Southerly along East boundary line of SE 1/4 of SW 1/4 of Sec. 24, Tp 20 S, R 3 W for 208.71 feet; thence run Westerly parallel to North boundary line of said SE 1/4 of SW 1/4 of Sec. 24, Tp 20 S, R 3 W, for 208.71 feet; thence run Northerly parallel to East boundary line of SE 1/4 of SW 1/4 of said Section for 208.71 feet to point on the North boundary line of said SE 1/4 of SW 1/4 of said Section; thence run Easterly along North boundary line of SE 1/4 of SW 1/4 of said Section for 208.71 feet to point of beginning of said exception.

Commence at SW corner of NE 1/4 of SE 1/4 of SW 1/4 of Sec. 24, Tp 20, R 3 W and run North along said ten acre line 470 feet to point of beginning; thence turn 137 deg. 55' to right and run 292 feet; thence turn 103 deg. to left and run 283 feet; thence turn 115 deg. to left and run 361 feet to West line of said ten acres; thence along same South 80 feet to point of beginning of said exception.

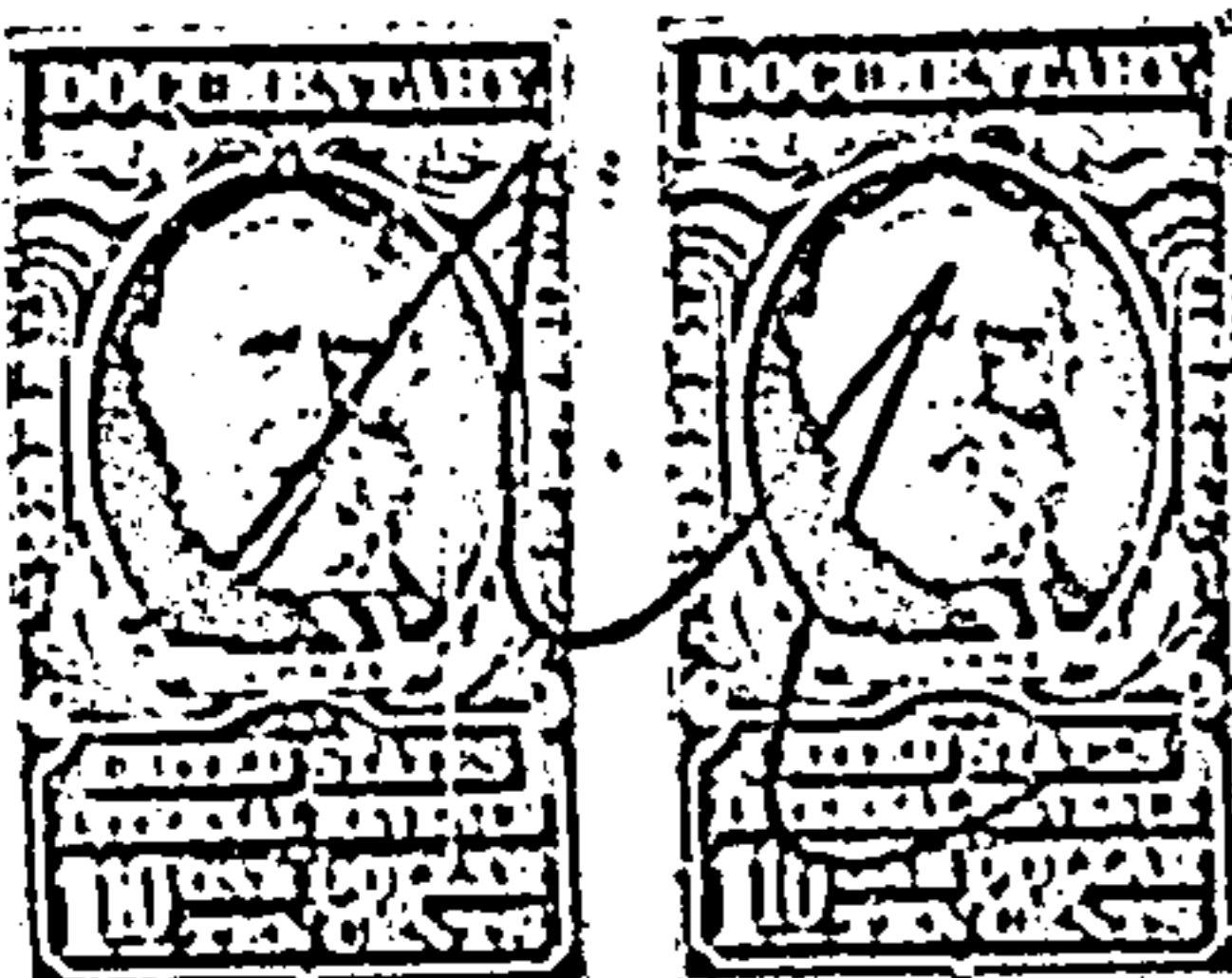
The property conveyed herein is subject to the easement for use of well and driveway, as referred to in the deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 183, page 184; and driveway of 15 feet in width as now located this date conveyed to M. B. Oliver and Gloria C. Oliver.

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 25th

day of January, 1964



STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED IN REC. 203 & 204 TAX HAS BEEN PD. ON THIS INSTRUMENT. J. V. Scoggins, JUDGE OF PROBATE

Melvin T. McGaughy (Seal)  
Lucille Burnett McGaughy (Seal)



STATE OF ALABAMA }  
SHELBY COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Melvin T. McGaughy and Lucille Burnett McGaughy 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 25th day of January, A. D. 1964

Janice Decker Notary Public

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