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201 M. 5

STATE OF ALABAMA)

WARRANTY DEED

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of SeventThousand & no/100 (\$7,000.00) Dollars in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, George L. Scott, Jr. and wife, Wilma N. Scott, (herein referred to as grantors) do grant, bargain, sell and convey unto Joe John Joseph and wife, Yvonne Dennis Joseph (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:

From the NE corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 35, Township 20 South, Range 3 West run Westerly along the North boundary line of said SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 35, Tp 20 South, Range 3 West 299.98 feet, more or less, to the point of intersection of the North boundary line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Sec. 35, Tp 20 South, Range 3 West, and the East right of way line of the Louisville & Nashville Railroad: thence turn an angle of 83 deg. 18' to the left and run Southwesterly along the East right of way line of the L & N Railroad for 707.10 feet to the point of beginning; thence continue Southwesterly along the East right of way line of said L & N Railroad for 100 feet to the NW corner of the Robert E. Powers and wife, Lilly Powers property; thence turn an angle of 90 deg. 47' to the left and run thence Easterly along the North boundary of said Powers property 82.70 feet to a point on the right of way of U.S. Highway 31; thence turn an angle of 90 deg. to the left and run thence Northeasterly along the West right of way line of said U.S. Highway 31, for 100 feet; thence turn an angle of 90 deg. to the left and run thence Westerly 81.18 feet to the point of beginning.

The above described land is subject to Easement to The Southern Bell Telephone & Telegraph Company as now located.

Subject to utility permits of record. Also subject to reservation as to sewer line, more particularly set out as follows: Seller reserves to himself, his heirs and assigns, a right of way or easement extending Northeasterly across the West 12 feet of the land herein described for the purpose of attaching to, construction and extending and maintaining a sewerage line from the existing municipal sewer. It being agreed and understood that should the seller, his heirs or assigns damage the above described property while installing, extending or maintaining said sewerage line that they will restore, immediately, said property to its condition prior to its damage, at their expenses.

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 we do ourselves and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances except current taxes and as set forth above;

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That we have a good right to sell and convey the same as aforesaid ;
that we will and 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 and seals

31 day of January, 1964.

WITNESS:

Norma Edwards

Wm. H. H. H. H.
Wilma N. H. H.

STATE OF ALABAMA)

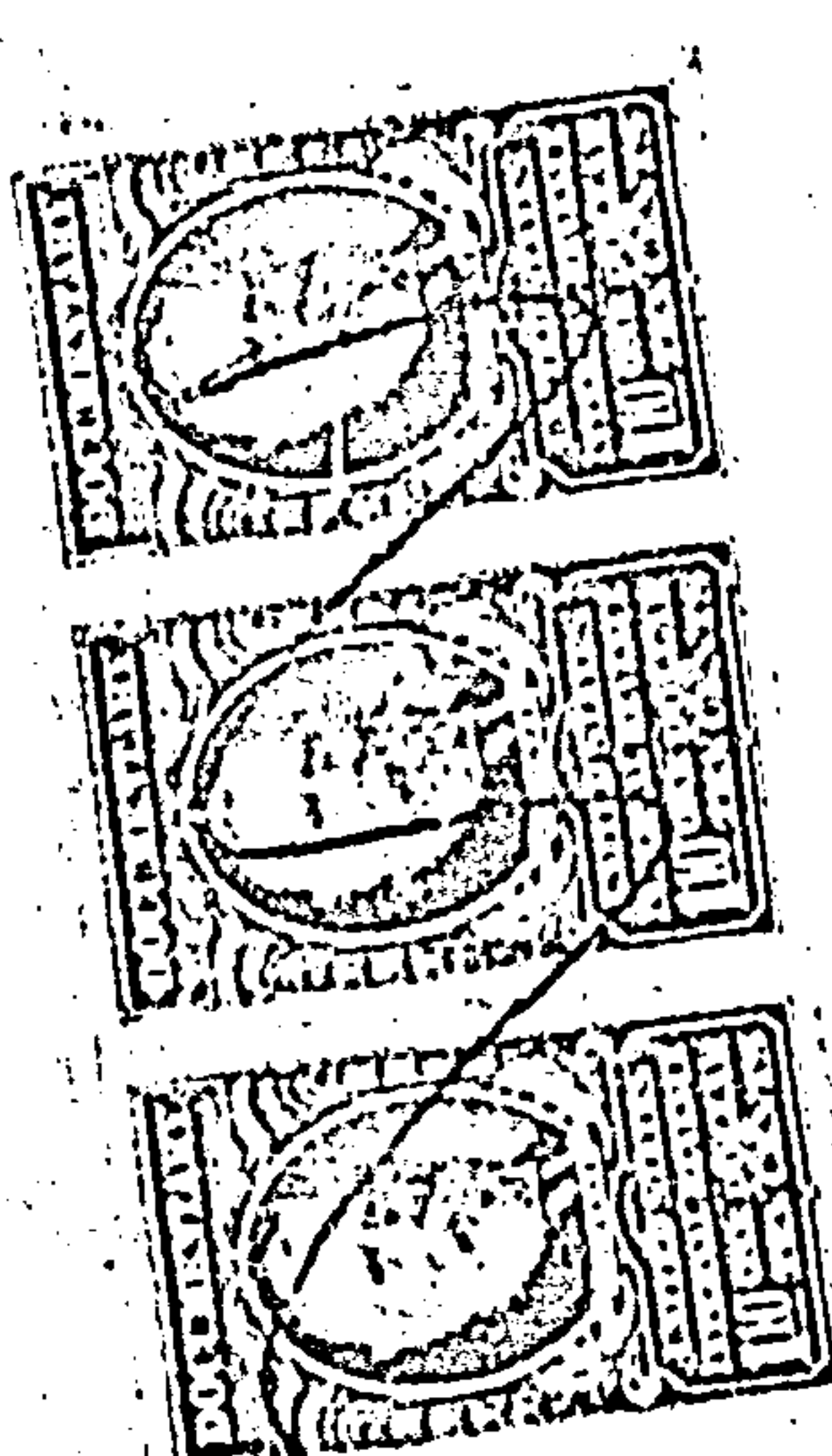
General Acknowledgement

SHELBY COUNTY)

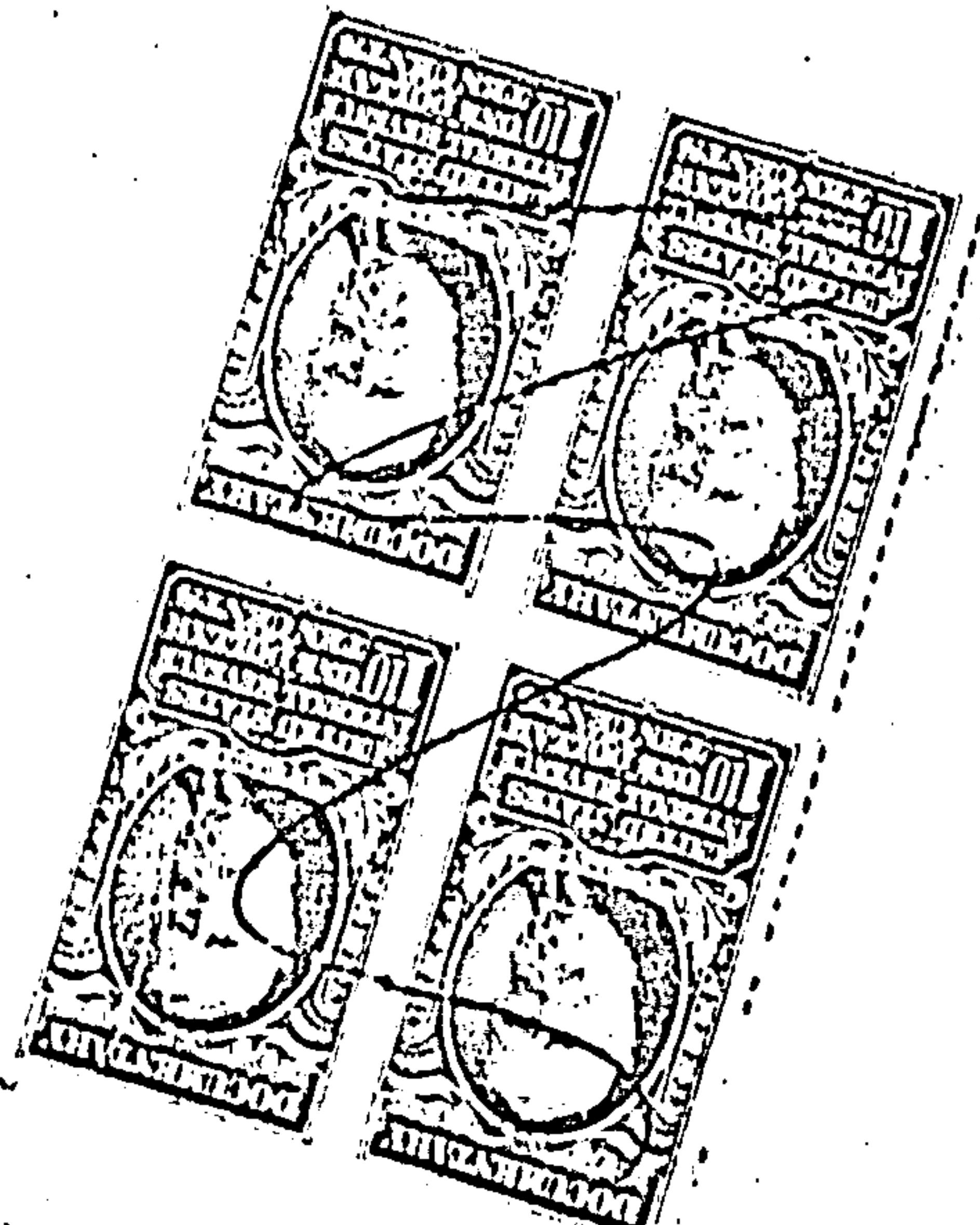
I, the undersigned, a Notary Public in and for said County, in said
State, hereby certify that George L. H. H. H. H.
whose names are signed to the foregoing conveyance, and who are known
to me, acknowledged before me on this day, that, being informed of the
contents of the conveyance they executed the same voluntarily on the
day the same bears date.

Given under my hand and official seal this 31st day of January,
A. D., 1964.

W. Gray Jones
Notary Public



STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 2-1-64
RECORDED & 2-1-64 REG. TAX
PD. ON THIS INSTRUMENT.
Corrie M. J. J.
JUDGE OF PROBATE



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