

\$36.30 Fed Stamp

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 Thirty-three Thousand and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Guy L. Chamberlin, a widower

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

John Patrick Kelly and Anne Faulk Kelly

(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 northmost corner of Lot 1, Block L of Lyman's Addition to Montevallo as shown by map recorded in Map Book 3 page 27 in the Probate Office of Shelby County, Alabama, and run thence in a northwesterly direction along the southwest line of the extension of Moody Street a distance of 50.0 feet to point of beginning of lands herein described and conveyed; thence run north 49 deg. 30 min. east 270.0 feet to a point; thence south 40 deg. 30 min. East 30.0 feet to a point; thence north 49 deg. 30 min. East 100 feet to a point; thence north 19 deg. 25 min. West 245.0 feet to a point; thence north 7 deg. 30 min. West 282.8 feet to north line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 21, Township 22 South, Range 3 West; thence south 86 deg. 30 min. west along said quarter-quarter line 67.0 feet to the southeast corner of Lot 1 according to Wooley Heights subdivision as recorded in Deed Book 77 page 443 in said Probate Office; thence along the east line of Lots 1, 2 and 3 of said Wooley Heights subdivision run north 12 deg. 10 min. East 52.26 feet to the eastmost point of said Lot 3; thence run along the north line of said Lot 3 north 77 deg. 50 min. West 150.0 feet to the east line of King's Highway; thence south 12 deg. 10 min. west 94.14 feet and along the easterly line of said King's Highway and along the west line of said Lots 1, 2 and 3 to the north line of SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 21; thence south 86 deg. 30 min. west and along said quarter-quarter line 74.67 feet to east boundary of King Street; thence south 10 deg. 43 min. West and along east boundary of King Street 242.8 feet; thence south 79 deg. 15 min. east 150.0 feet, more or less to a brick curb forming the west boundary of a gravel surfaced driveway as heretofore described in that certain deed recorded in Deed Book 121 page 504 in said Probate Office; thence along said curb and the meanderings thereof in a southerly direction 370 feet, more or less, to a point on the center line of a projected straight line extension of the center line of said Moody Street as shown by said Lyman's map; thence leave said brick curb and proceed south 11 deg. 34 min. west 39.5 feet to the southwest line of a projected extension of Moody Street if extended in a straight line; thence along said projection of said street south 40 deg. 30 min. east 75.0 feet to the point of beginning; the same being situated in the NE $\frac{1}{4}$ of NW $\frac{1}{4}$ and in SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of said Section 21, Township 22 South, Range 3 West, Montevallo, Shelby County, Alabama.

Subject to the private driveway created in Deed Book 121 page 504 in the Probate Office of Shelby County, Alabama, and subject to water line easement described in Deed Book 183 Page 11 in said Probate Office.

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, I have hereunto set my hand(s) and seal(s), this 30th day of March, 1964.

WITNESS:

Mary W. Moorbrugger

Guy L. Chamberlin

Guy L. Chamberlin

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
MONTGOMERY COUNTY

I, EDWARD H. CHEW

hereby certify that Guy L. Chamberlin, a widower, whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, 1964.

Edward H. Chew

Notary Public.

My Commission Expires Jan. 1, 1965

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 8/11/64
RECORDED & S. & M. TAX
8/23/64 TAX HAS BEEN
PD. ON THIS INSTRUMENT.

60 PAGE 60