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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 Ten Thousand, Five Hundred and no/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Rosa H. Kunz and husband, Charles C. Kunz

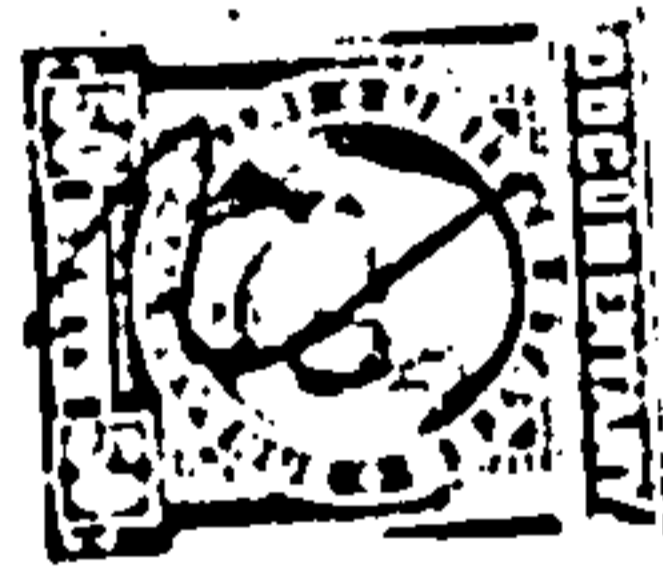
(herein referred to as grantors) do grant, bargain, sell and convey unto Frederick Craig Mitchell and Kathryn S. Mitchell

(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:

Commencing at the southeast corner of Section 33, Township 21 South, Range 2 West, thence run north along the east boundary line of said Section 33 a distance of 417.0 feet; thence turn an angle of 88 deg. 19 min. to the left and run westerly parallel to the south boundary line of said Section 33 for 2134.83 feet, more or less, to a point on the east right of way line of U. S. Highway 31 for point of beginning of property herein described (said point being the northwest corner of the Mayanice Walton property); thence turn an angle of 177 deg. 30 min. to the right and run easterly along the north line of said Walton property for 1067.41 feet; thence turn an angle of 02 deg. 15 min. to the right and continue easterly along the north line of said Walton property for 1066.94 feet, to a point on the east boundary line of said Section 33; thence turn an angle of 91 deg. 26 min. 45 sec. to the left and run northerly along said east line of said Section 33, a distance of 306.20 feet to a pine knot; thence turn an angle of 90 deg. 50 min. to the left and run 2262.46 feet, more or less, to the east right of way line of U. S. Highway 31; thence turn an angle of 117 deg. 24 min. to the left and run along said highway right of way 159.11 feet; thence turn an angle of 4 deg. 54 min. to the right and run along said highway right of way 130.39 feet to the point of beginning, all being in S 1/2 of SE 1/4 of Section 33, Township 21, Range 2 West, according to survey by Alton Young; L.S. 1666 April 1963. Containing 13.8119 acres, more or less.

Except Permits to Alabama Power Company and easement for telephone line.

The \$7,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.



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 13th day of May, 1964.

WITNESS:

STATE OF ALA. SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED ON 5/14/64 RECORDED & SALES TAX HAS BEEN PAID ON THIS INSTRUMENT.

Rosa H. Kunz (Seal)
Charles C. Kunz (Seal)

STATE OF ALABAMA Jefferson COUNTY

Conrad M. Jaulen JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Rosa H. Kunz and husband, Charles C. Kunz, 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 13th day of May, A. D., 1964.

Bill [Signature] Notary Public.

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