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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 SEVEN THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Leona J. McDonald and husband, G. C. McDonald

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

Alton L. Powell and wife, Violet B. Powell

(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:

The NW 1/4 of SE 1/4 of Sec. 36, Except 8 1/2 acres out of SE corner of said forty, being 8 1/2 acres heretofore sold and decded to Granville Brasher.

Also, that part of NE 1/4 of SW 1/4 of Sec. 36, that lies East of the Public Road leading from Columbiana to Shelby, Alabama.

Also, that part of NW 1/4 of SW 1/4 of Sec. 36, that lies East of the road leading from Columbiana to Shelby, Alabama.

Also, 4 1/2 acres off of the South side of SW 1/4 of NE 1/4 and also 5 acres off of the South side of the S 1/2 of NW 1/4, the fence being the line on the North, and lying East of the road leading from Columbiana to Shelby, Alabama. All in Section 36, Township 21, Range 1 West; containing 80 acres, more or less.

Less and Except from the above described property, the following: Commence at the NW corner of SE 1/4 of NW 1/4 of Sec. 36, T-21-S, R-1-W; thence run North along West line of NE 1/4 of NW 1/4, a distance of 143.98 feet to a wire fence and the point of beginning; thence turn an angle of 90 deg. 32 min. to the left and run a distance of 1.85 feet to the East right of way line of the Columbiana, Shelby Hwy; thence turn an angle of 95 deg. 10 min. to the left and run along said R.C.W. line a distance of 336.14 feet to the P.C. of a curve; thence run along the arc of a curve to the left (whose Delta Angle is 8 deg. 21 min. to the left, Tangent distance is 136.49 feet, Radius is 1873.58 ft., and Length of Curve is 273.00 feet), to the P.T.; thence along a tangent a distance of 90.40 feet, to the P.C. of a curve; thence run along the arc of a curve to the left (whose Delta Angle is 16 deg. 36 min. to the left, Tangent distance is 133.56 feet, Radius is 915.55 feet and the Length of Curve is 265.26 feet) to the P.T.; thence along a tangent a distance of 122.20 feet; thence turn an angle of 90 deg. 00' to the right and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 184.60 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 10.00 feet; thence turn an angle of 90 deg. 00 min. to the right along the Tangent of a curve, said point being the P.C.; thence run along the arc of said curve (whose Tangent distance is 140.12 feet, Delta Angle is 13 deg. 28 min. to the right, Radius is 1186.85 feet, and Length of curve is 278.95 feet) to the P.T.; thence run along a tangent a distance of 68.00 feet; thence turn an angle of 74 deg. 05 min. (from said R.C.W. Tangent) to the left and run a distance of 270.10 feet; thence turn an angle of 105 deg. 48 min. to the left and run a distance of 803.00 feet; thence turn an angle of 2 deg. 00 min. to the left and run a distance of 790.20 feet to a wire fence; thence turn an angle of 71 deg. 30 min. to the left and along said Wire Fence, a distance of 260.00 feet to point of beginning.

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 17th day of July, 1964.

WITNESS:

Leona J. McDonald (Seal)
G. C. McDonald (Seal)
Janice Brasher
Nell Childs

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON 7-17-64 3 PM
RECORDED & \$7.00 MTG. TAX & \$2.00 SEED. TAX HAS BEEN PD. ON THIS INSTRUMENT.

General Acknowledgment
JUDGE OF PROBATE

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned Leona J. McDonald and G. C. McDonald, a Notary Public in and for said County, in said State, hereby certify that... whose name s 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 17th day of July, A. D., 1964.

Janice Brasher
Notary Public.

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