

937

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 ONE and NO/100-----DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, VIRGINIA DeSHAZO and husband, ALTON OWEN DeSHAZO

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

T.C. WOOLEY and wife, FAIRLEY C. WOOLEY

(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 Northwest corner of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 West run Southerly along West Boundary line of said SW $\frac{1}{4}$  of NE $\frac{1}{4}$  of said Section 22 for 423.13 feet; thence turn an angle of 36 degrees 00' to left and run Southeasterly 354.87 feet to point of beginning of land herein described; thence continue Southeasterly along the last said Course for 75.13 feet; thence turn an angle of 53 degrees 00' to left and run Easterly 722.91 feet, more or less, to a point in the center of County Road No. 29; thence turn an angle of 65 degrees 50' to the left and run Northeasterly along the center of said road for 65.76 feet; thence turn an angle of 114 degrees 10' to left and run Westerly 795.04 feet, more or less, to point of beginning. This land being a part of the SW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 22, Township 19 South, Range 2 West and being 1 acre, more or less. Excepted from above is right of way of County Road No. 29 as now located.

Subject to: Transmission line permit to Alabama Power Company as recorded in Deed Book 176, Page 382 and in Deed Book 186, Page 222 in the Probate Office of Shelby County, Alabama; Right of way deed to Shelby County recorded in Deed Book 216, Page 183 in said Probate Office.

This property is conveyed subject to the construction of only one residence or dwelling with a minimum of 1600 square feet living area, said property being considered a part of the adjacent acreage deeded by J.D. Wilson and Rebecca Wilson to the within Grantees and being subject to the construction of only one residence on the total acreage. Said property may not be reduced in size or subdivided.

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 16 day of December, 1964

WITNESS:

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 12/23/64  
RECORDED & INDEXED  
\$20.00  
PD. ON 12/23/64

(Virginia DeShazo) (Seal)  
Virginia DeShazo (Seal)  
Alton Owen DeShazo (Seal)  
(Alton Owen DeShazo)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, the undersigned Virginia M. Sheets, a Notary Public in and for said County, in said State, hereby certify that Virginia DeShazo and husband, Alton Owen DeShazo 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 16 day of December, A. D., 1964

Virginia M. Sheets  
Notary Public.

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