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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 ONE AND NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Mary Irene Spann and husband, Harry Spann

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

J. W. McQueen and wife, Billie Jean McQueen

(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:

Tract No. 1:

Commence at SE corner of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West and run Westerly along South boundary line of said 20 acres 326 feet for point of beginning of lot herein described; thence turn angle of 87 deg. 15' 07" to right and run Northerly 71.21 feet to South right of way line of Alabama State Highway No. 70; thence Northwesterly along South right of way line of said Highway 166.28 feet; thence turn an angle of 114 deg. 22' left and run Southerly 104.25 feet to the South line of N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$; thence turn an angle of 87 deg. 15' 07" to left and run Easterly along South boundary of said N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, 162 feet to point of beginning, being in N $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$, Section 14, Township 21 South, Range 2 West.

Tract No. 2:

From the SE corner of the NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West; run Northerly along East boundary line of said $\frac{1}{4}$ $\frac{1}{4}$ Section for 672.22 feet; thence turn an angle of 89 deg. 04' to left and run Westerly for 326.5 feet to point of beginning of land herein described; thence turn an angle of 00 deg. 20' 20" to left and continue Westerly 162.0 feet; thence turn an angle of 91 deg. 32' to left and run Southerly for 199.24 feet; thence turn an angle of 91 deg. 53' to left and run Easterly for 89.15 feet; thence turn an angle of 67 deg. 20' 20" to left and run Northeasterly 205.34 feet, more or less, to point of beginning, being in the S $\frac{1}{2}$ of NE $\frac{1}{4}$ of SE $\frac{1}{4}$ of Section 14, Township 21 South, Range 2 West. Minerals and Mining rights excepted to Parcel No. 2.

STATE OF ALA. SHELBY COUNTY
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/6/65
RECORDED 25 APR 19 1965
& \$25 DEED TAX PAID
PD. ON THIS INSTRUMENT
Notary Public

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 5 day of April, 1965.

WITNESS:

Delight J. Pace
Delight J. Pace

Harry Spann (Seal) X
Mary Irene Spann (Seal) X
(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, John M. Pace, a Notary Public in and for said County, in said State, hereby certify that Mary Irene Spann and husband, Harry Spann whose name 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 5th day of April, A. D. 1965.

Notary Public

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