

AP 1400.00  
 REP. 296 P. 255  
 342

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPOR

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE THOUSAND, SIX HUNDRED FIFTY AND NO/100 (\$5,650.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Felix Kendrick, a single man

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

Nat M. Barker and wife, Louise E. Barker

(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:

All that part of SE $\frac{1}{4}$  of NE $\frac{1}{4}$ , Section 8, Township 20, Range 1 West, which lies South of the paved County Road, THERE IS EXCEPTED from this conveyance, the following described property or such portion thereof as is situated in the above described property, to-wit:  
 Commence at the NE corner of SE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 8, Tp 20 S, R 1 W; thence run West along North line of said  $\frac{1}{4}$  Section a distance of 318.97 feet; thence turn an angle of 35 deg. 23' to the left and run a distance of 87.62 feet; to the point of beginning; thence turn an angle of 95 deg. 02' to the left and run a distance of 331.71 feet; thence turn an angle of 109 deg. 38' to the right and run a distance of 415.11 feet; thence turn an angle of 14 deg. 00' to the left and run a distance of 288.21 feet; thence turn an angle of 5 deg. 00' to the left and run a distance of 122.42 feet; thence turn an angle of 8 deg. 26' to the right and run a distance of 144.40 feet; thence turn an angle of 5 deg. 08' to the left and run a distance of 246.82 feet; thence turn an angle of 4 deg. 00' to the right and run a distance of 156.62 feet; thence turn an angle of 9 deg. 02' to the right and run a distance of 164.15 feet; thence turn an angle of 82 deg. 05' to the right and run a distance of 397.85 feet to the centerline of a paved county Hwy; thence turn an angle of 85 deg. 41' to the right and along the centerline a distance of 745.00 feet; thence turn an angle of 16 deg. 12' to the right and run along the centerline a distance of 571.60 feet; thence turn an angle of 9 deg. 07' to the left and run a distance of 167.85 feet; thence turn an angle of 78 deg. 11' to the right and run a distance of 40.00 feet to point of beginning of said exception. Less R.O.W. of County Hwy, across North side of tract. Situated in S $\frac{1}{2}$  of NE $\frac{1}{4}$  of Sec. 8, Tp 20 S, R 1 W.  
 MINERALS AND MINING RIGHTS EXCEPTED.

It is understood and agreed by the parties hereto that the grantor herein has heretofore constructed a lake on the property hereinabove excepted from this conveyance, and that from time to time the over-flow from said lake and spillway thereon flows over and across the land conveyed hereby and said grantor reserves the right to have said over-flow from said lake and spillway flow without interruption or restriction over and across the property conveyed hereby; and this restriction shall attach to and run with the land, and binding on all persons who may own the above property.

ALSO SUBJECT TO right of way for County Road,

ALSO SUBJECT to transmission line permits to Alabama Power Company recorded in Probate Office of Shelby County, Alabama in Deed Book 218, page 42; and in Deed Book 126, page 53.

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.

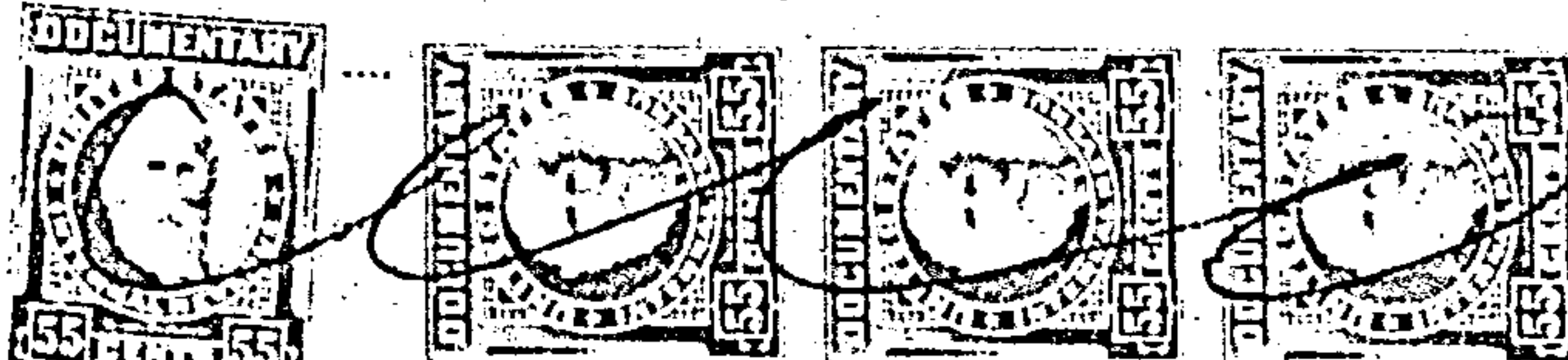
And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have 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 16 day of October, 1965.



STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED ON 10/16/65  
 RECORDED & S. 1170. TAX  
 & \$1.50 TAX HAS BEEN  
 PD. ON THIS INSTRUMENT

Felix Kendrick  
 (Felix Kendrick)



STATE OF ALABAMA

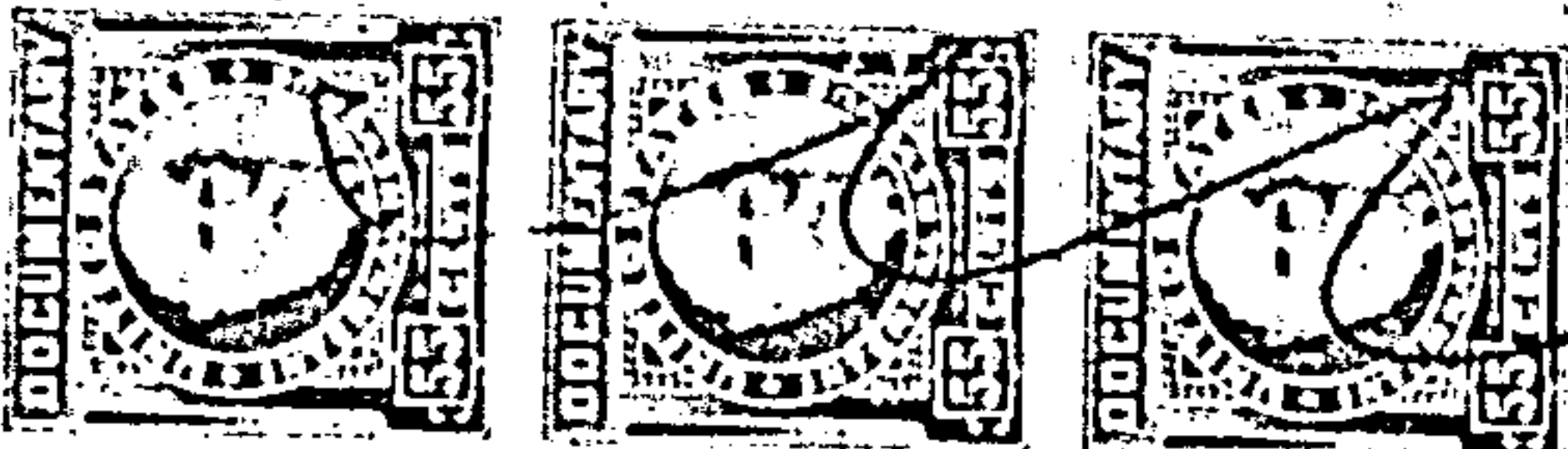
SHELBY COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned Felix Kendrick, a Notary Public in and for said County, in said State, hereby certify that Felix Kendrick, 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 16 day of October, A. D., 1965.



Lance Brashe  
 Notary Public.

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