

22.00 L & N Hwy

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and no/100 DOLLARS and other good and valuable consideration, to the undersigned grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, R. L. Merrell and wife, Mary Willard Merrell (herein referred to as grantors) do grant, bargain, sell and convey unto Wallace Bancroft Timmons and Vivian S. Timmons (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:

PARCEL ONE: Commence at the southeast corner of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$ of Section 22, Township 22 South, Range 2 West, thence run west along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 400.00 feet to the point of beginning; thence continue west along the south line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 606.31 feet; thence turn an angle of 89 deg. 11 min. 20 sec. to the right and run a distance of 212.64 feet; thence turn an angle of 89 deg. 20 min. to the left and run a distance of 308.48 feet to the west line of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$; thence turn an angle of 87 deg. 56 min. to the right and run north along the west line of said $\frac{1}{4}$ $\frac{1}{4}$ Section a distance of 171.83 feet to the south R.O.W. line of Ala. Highway No. 25; thence turn an angle of 83 deg. 49 min. to the right and run along said R.O.W. a distance of 10.03 feet to the P.C. of a curve and Station 66 plus 07.1; thence turn an angle of 5 deg. 18 min. to the left (along the cord of said curve) and run along said R.O.W. curve (whose radius is 1507.75 feet) a distance of 294.07 feet to Highway Station 69 plus 00; thence turn an angle of 95 deg. 18 min. to the left and run along said R.O.W. a distance of 25.00 feet; thence turn an angle of 74 deg. 09 min. (along the cord of a curve whose radius is 1482.75 feet) a distance of 744.65 feet to a point on the southeast R.O.W. of State Highway No. 25, said point being 400.0 feet west of the east line of the $SW\frac{1}{4}$ of the $NE\frac{1}{4}$; thence turn an angle from the cord of said curve of 123 deg. 1 min. to the right and run south a distance of 904.15 feet to the point of beginning.

PARCEL TWO: All that part of the east 20 acres of that part of the $W\frac{1}{2}$ of $NE\frac{1}{4}$ of Section 22, Township 22, Range 2 West which lies south of the R.O.W. of the relocation of Alabama Highway No. 25.

PARCEL THREE: 30 acres off the east side of the $W\frac{1}{2}$ of Fractional $SE\frac{1}{4}$ (or Frantion K) of Section 22, Township 22, Range 2 West.

PARCEL FOUR: All that part of the $NW\frac{1}{4}$ of $NE\frac{1}{4}$ of Section 1, Township 24, Range 13 East, which lies northwest of the right of way of the L & N Railroad being 15 acres, more or less.

PARCEL FIVE: All of the $NW\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 1, Township 24, Range 13 East that lies east of the R.O.W. of Interstate Highway (known as Project No. I-202-2 (7))

PARCEL SIX: The $NE\frac{1}{4}$ of $NW\frac{1}{4}$ of Section 1, Township 24 North, Range 13 East; Also the $S\frac{1}{2}$ of Fractional $E\frac{1}{2}$ of $SE\frac{1}{4}$ of Section 22, Township 22, Range 2 West (Also described as $S\frac{1}{2}$ of $NE\frac{1}{4}$ of $SE\frac{1}{4}$ of Section 22, Township 22, Range 2 West;

All being situated in Shelby County, Alabama.

It is our intention to convey all land owned by the makers of this deed situated South of Alabama Highway No. 25 as most recently relocated which is situated in the Sections mentioned above.

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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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances; that we have a good right to sell and convey the same as aforesaid; that we will and 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.

I
IN WITNESS WHEREOF, we have hereunto set our hands and seals this 6
day of December, 1965.

R. L. Merrell L.S.
R. L. Merrell
Mary Willard Merrell L.S.
Mary Willard Merrell

State of Alabama
Shelby County

I, Walter G. Kindley, a Notary Public in and for said County, in said State, hereby certify that R. L. Merrell, 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 6 day of December, 1965.

Walter G. Kindley
Notary Public

State of Tennessee
County of McNairy

I, Dorcie Henry, a Notary Public in and for said County, in said State, hereby certify that Mary Willard Merrell, 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4 day of December, 1965.

Dorcie Henry
Notary Public

(SEAL)
MY COMMISSION EXPIRES:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 12/10 1965
RECORDED & \$22.82 TAX
& \$22.82 TAX HAS BEEN
PD. ON THIS INSTRUMENT.
Conrad A. Decker
JUDGE OF PROBATE