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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 LOVE & AFFECTION & the sum of One and no/100 (\$1.00) DOLLARS

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

Albertine V. Green, a widow; Calvin D. Green and wife, Virginia Green

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

Calvin D. Green and wife, Virginia Green

(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:

Commence at the SW corner of SE¹/₄ of NE¹/₄ of Fractional Section 13, Township 22 South Range 1 East; thence run North 2 deg. 00 min. West along West boundary of SE¹/₄ of NE¹/₄ of said Fractional Section 13 a distance of 200.35 feet to the point of beginning of the parcel of land herein described; thence continue North 2 deg. 00 min. West a distance of 101.3 feet to a point; thence turn an angle of 41 deg. 03 min. to the right and run North 39 deg. 03 min. East a distance of 350.0 feet to a point; thence turn an angle of 8 deg. 10 min. to the left and run North 30 deg. 53 min. East a distance of 100.0 feet to a point; thence turn an angle of 114 deg. 24 min. to the right and run South 34 deg. 43 min. East a distance of 218.0 feet to a point; thence turn an angle of 73 deg. 24 min. to the right and run South 38 deg. 41 min. West a distance of 232.20 feet to a point; thence turn an angle of 1 deg. 18 min. to the right and run South 39 deg. 59 min. West a distance of 217.80 feet to a point; thence turn an angle of 70 deg. 49 min. to the right and run North 09 deg. 12 min. West a distance of 28.4 feet to a point; thence turn an angle of 15 deg. 10 min. to the right and run North 54 deg. 02 min. West a distance of 90.2 feet to a point; thence continue North 54 deg. 02 min. West a distance of 8.80 feet to the point of beginning. Said parcel of land is situated in Shelby County, Alabama and is lying in the SE¹/₄ of NE¹/₄ of Fractional Section 13, Township 22 South, Range 1 East.

Grantors further convey to grantees, their heirs and assigns, the right of ingress and egress on, over and across a strip of land situated between the southeast boundary line of the property conveyed to grantees, and the West boundary line of Coosa River.

Grantors further convey to the grantees, their heirs and assigns, an easement for use as a road right of way to the property conveyed herein, on, over and across the road way known as "River Drive" lying Northwesterly of the property herein conveyed.

Subject to the restrictions and covenants in deed as recorded in the Probate Office of Shelby County, Alabama in Deed Book 233, page 832.

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 afore-said; 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 hands and seals, this 25th day of March, 19 66

WITNESS:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT
WAS FILED ON 4/1/66
3-25-66
RECORDED & S. INTG. TAX
& S. S. HAS BEEN
PD. C. T. INSTRUMENT.

Albertine V. Green (Seal)
Calvin D. Green (Seal)
Virginia Green (Seal)

STATE OF ALABAMA

SHELBY

COUNTY

JUDGE OF PROBATE

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Albertine V. Green, Calvin D. Green and Virginia Green 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 25th day of March, 19 66.

(Given under my hand and official seal this 25th day of March, 19 66.)

Lannie Brasher
Notary Public.

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