

4805

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 Thousand and No/100 (\$1,000.00)----- DOLLARS

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

Cora Jordan Pound, a widow

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

Hollins Hilyer and wife, Norma Jean Hilyer

(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:

Begin at the SE corner of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East; thence run West along the South line of said quarter-quarter section a distance of 133.84 feet; thence turn an angle of 90 deg. 00 min. to the right and run North a distance of 70.56 feet; thence turn an angle of 90 deg. 00 min. to the left and run West a distance of 100.00 feet; thence turn an angle of 89 deg. 30 min. to the left and run South a distance of 21.70 feet; thence turn an angle of 81 deg. 13 min. to the right and run a distance of 200.00 feet; thence turn an angle of 6 deg. 00 min. to the right and run a distance of 200.00 feet; thence turn an angle of 7 deg. 00 min. to the right and run a distance of 100.00 feet; thence turn an angle of 18 deg. 26 min. to the right and run a distance of 100.00 feet; thence turn an angle of 37 deg. 12 min. to the right and run a distance of 131.76 feet; thence turn an angle of 26 deg. 17 min. to the right and run a distance of 59.55 feet; thence turn an angle of 19 deg. 59 min. to the right and run a distance of 100.11 feet; to the point of beginning (which point is on the 397.00 foot ground elevation contour line above sea level, according to the Alabama Power Company survey); thence turn an angle of 56 deg. 01 min. to the right and run a distance of 174.0 feet; thence turn an angle of 94 deg. 30 min. to the left and run a distance of 100.0 feet; thence turn an angle of 85 deg. 30 min. to the left and run a distance of 168.0 feet to the said 397.00 foot ground elevation contour line; thence run southeasterly along said 397.00 foot ground elevation contour line a distance of 100 feet, more or less, to the point of beginning. Being further designated as Lot No. 9 according to a survey of Frank W. Wheeler, Registered Land Surveyor, of a portion of the SE $\frac{1}{4}$ of NW $\frac{1}{4}$ of Section 34, Township 24 North, Range 15 East.

Subject to an easement for a public road which the grantor reserves, said public road easement being of a uniform width of 18 feet running along and adjacent to a line running parallel with and 2 feet (in a northeasterly direction from) said 397.00 foot ground elevation contour line.

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 4th day of April, 1966.

WITNESS:

Cora Jordan Pound (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

SHELBY COUNTY

General Acknowledgment

I, Mary D. Thompson, a Notary Public in and for said County, in said State, hereby certify that Cora Jordan Pound, a widow 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 4th day of April, A. D., 1966.

Mary D. Thompson
Notary Public.

BOOK 241 page 789