

8144

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 an exchange of lands and one DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Neville W. Brown and wife, Dorcas Cox Brown and Joseph D. Wallace and wife, Ianthé H. Wallace (herein referred to as grantors) do grant, bargain, sell and convey unto Joseph D. Wallace and wife, Ianthé H. Wallace

(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 Southwest corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West and run thence along the West line of said quarter quarter section and continue along the West line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18, Range 1 West to the Northwest corner of said NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section 13; thence turn an angle of 88 deg. 12 $\frac{1}{4}$ ' to the right and run East along the North line of said quarter quarter section 516.72 feet to the point of beginning; thence turn an angle of 87 deg. 02  $\frac{3}{4}$ ' to the right and run Southerly 2241.72 feet to a point on the north right of way of Shelby County Highway # 41 ; thence run Northeasterly along the north right of way of said Shelby County Highway #41 757.97 feet to the east line of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18 South, Range 1 West; thence run north along the east line of said quarter quarter section and continue north along the east line of the NW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 13, Township 18, South, Range 1 West to the NE corner of said quarter quarter section; thence turn an angle of 91 deg 23 $\frac{1}{4}$ ' to the left and run west along the north line of said quarter quarter section 819.22 feet to the point of beginning, according to the survey of R. E. Clements, registered land surveyor, dated January, 1966, containing 34.95 acres

Subject to an easement of a uniform width of 15 feet along the west boundary of the above described property for a private road which is held by Neville W. Brown and wife Dorcas Cox Brown , joint tenants with the right of survivorship, their heirs and assigns forever.

This deed is executed, among other purposes, to correct certain errors in that certain deed dated June 4, 1962, and recorded in Deed Book 220 at page 800, Office of the Judge of Probate of Shelby County, Alabama

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 27th day of August, 1966

WITNESS:

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON

8-29-66

Neville W. Brown (Seal)

Dorcas Cox Brown (Seal)

RECORDED \$ MTG. TAX

Joseph D. Wallace (Seal)

\$ DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

Ianthé H. Wallace (Seal)

STATE OF ALABAMA

Shelby COUNTY

Comrad M. Fowler

General Acknowledgment

I, Oliver P. Head, Judge of Probate, a Notary Public in and for said County, in said State, hereby certify that Neville W. Brown and wife Dorcas Cox Brown and Joseph D. Wallace and wife, Ianthé H. Wallace 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 27th day of August, 1966

Oliver P. Head

Notary Public.

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