

## 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 TWELVE THOUSAND & no/100 (\$12,000.00) DOLLARS

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

Eva Stone and husband, A. R. Stone

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

Frank Griffin and wife, Martha P. Griffin

(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:

A part of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West, described as follows: Begin at the NW corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, and run Easterly along North boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section for 210.0 feet; thence turn an angle of 88 deg. 59' to right and run Southerly parallel to the West boundary line of said SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of said Section for 486.25 feet; thence turn an angle of 88 deg. 59' to the left and run Easterly parallel to the North boundary line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of said Section 28, a distance of 210.0 feet; thence turn an angle of 88 deg. 59' to right and run Southerly parallel to the West boundary line of the SW $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 28 for 630.91 feet; thence turn an angle of 91 deg. 08' 22 $\frac{1}{2}$ " to the right and run Westerly parallel to the South boundary line of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28 for 420.0 feet, more or less, to point on West boundary line of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$ ; thence run Northerly along the West boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 1116.25 feet to point of beginning.

A part of the SE $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West, described as follows: Commence at the SW corner of said  $\frac{1}{4}$   $\frac{1}{4}$  Section and run Northerly along the West boundary line of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 330 feet to a point; thence run Easterly parallel with the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section a distance of 252.87 feet to a point on the West boundary of the Montevallo-Elyton Road; thence run Southerly along the West boundary of said road to the south boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section; thence run Westerly along the South boundary of said  $\frac{1}{4}$   $\frac{1}{4}$  Section to point of beginning.

A tract of land being 210 feet (North and South) by 661.5 feet (East and West) in Southwest corner of the SW $\frac{1}{4}$  of SE $\frac{1}{4}$  of Section 28, Township 20 South, Range 3 West.

Also the N $\frac{1}{2}$  of NW $\frac{1}{4}$  of NE $\frac{1}{4}$  and all that part of the N $\frac{1}{2}$  of NE $\frac{1}{4}$  of NE $\frac{1}{4}$  of Sec. 33, Tp. 20 S, Range 3W, right of way of the Montevallo-Elyton Highway, EXCEPTING that portion sold to Frank Griffin and Martha P. Griffin and Norse D. Luker and Martha B. Luker as described in deeds recorded in Deed Book 240, page 799 and page 800 in the Probate Office of Shelby County, Alabama.

All above subject to easement to Colonial Pipeline Company and road right of way.

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 8<sup>th</sup> day of September, 19 66.

WITNESS:

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 9-14 1966

RECORDED & \$ 12.00 MTG. TAX

\$12.00 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Eva Stone and husband, A. R. Stone 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 day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of September, A. D., 19 66.

Notary Public.