

This instrument was prepared by

(Name) Wallace & Ellis, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALA., SHELBY CO.,  
I CERTIFY THIS INSTRUMENT  
WAS FILED ON 2 PM

11-23 1966

RECORDED & MTG. TAX

\$500 DEED TAX HAS BEEN  
PD. ON THIS INSTRUMENT.

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand and no/100 (\$5,000.00)

Cornelius J. Fester  
DOLLARS  
JUDGE OF PROBATE

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Raymond J. Clemons, an unmarried man; Robert L. Black, Jr. and wife, Catherine Black

(herein referred to as grantors) do grant, bargain, sell and convey unto  
Robert L. Black, Jr. and wife, Catherine Black

(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:

NW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 5, Township 20 S, Range 1 West.

Also a parcel of land described as follows: Commence at the NE corner of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 5, Township 20 South, Range 1 West and run thence Southerly along the East boundary of said Quarter Quarter Section 275 feet to the NE corner of property described in deed to Benjamin Holmes by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 215, page 395; thence Southwesterly along the NW boundary of said Holmes property 1020 feet to a point; thence Southeasterly along said Holmes property 480 feet to a point on the North boundary of the right of way of the Chelsea-Simsville paved highway, which said point is 670 feet Westerly (Measured along said right of way) from its intersection with the East boundary of said Quarter Quarter Section to a point; thence Southwesterly along the North boundary of said right of way 250 feet to the southernmost corner of the property conveyed J. Boyce Byram and wife, Alene by deed recorded in the Probate Office of Shelby County, Alabama in Deed Book 224, page 433, for point of beginning of the property described and conveyed; thence Northwesterly along the SW line of said Byram property to a point on the West boundary of said Quarter Quarter Section, which said point is 500 feet North of the SW corner of said Quarter Quarter Section; thence Southerly along the West boundary of said Quarter Quarter Section to the SW corner of said Quarter Quarter Section; thence Easterly along the South boundary of said Quarter Quarter Section to its intersection with the Northwest boundary of said right of way of Chelsea-Simsville Highway; thence Northerly along the NW boundary of said right of way to point of beginning.

Also a drainage easement as the same now exists (which is defined in instrument dated October 10, 1964 recorded in Deed Book 232, page 560, Probate Office of Shelby County) in the NW corner of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 5, Tp 20 South, Range 1 W; which said drainage easement drains the spillway of a lake and dam situated in NW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 5, Tp 20 S, Range 1 W, which said easement is located on and across a triangular parcel of land described as follows: Begin at NW corner of NE $\frac{1}{4}$  of SW $\frac{1}{4}$  of Sec. 5, Tp 20 S, Range 1 W; and run thence Southerly along the West boundary of said Quarter Quarter Section 110 feet to a point; thence Northeasterly to a point on the North boundary of said Quarter Quarter Section, which is 97 feet East of the NW corner of said Quarter Quarter Section; thence West along North boundary of said Quarter Quarter Section 97 feet to point of beginning.

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 22nd day of November, 1966.

WITNESS:

Donald J. Fester

Mrs. Dorothy Fester



Raymond J. Clemons (Seal)  
Robert L. Black, Jr. (Seal)  
Catherine Black



STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Raymond J. Clemons, unmarried; Robert L. Black, Jr., and Catherine Black 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 22nd day of November, A. D., 1966.

Virginia Johnson  
Notary Public.