

This instrument was prepared by

(Name)

(Address)

Form 1-1-5 Rev. 1-66

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 Five Thousand, Five Hundred and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, S. B. McClure, Executor of the Last Will and Testament of Juanita Thornton Williams, dec'd (herein referred to as grantors) do grant, bargain, sell and convey unto

Everette W. Scruggs and Doris S. Scruggs

(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 SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East, thence run east along the south line of said $\frac{1}{4}$ Section a distance of 40.00 feet; thence turn an angle of 90 deg. 00 min. to the left and run a distance of 39.90 feet to the south R.O.W. line of Alabama Highway No. 25; thence turn an angle of 81 deg. 52 min. to the right and run a distance of 299.80 feet to a point on said R.O.W. thence turn an angle of 2 deg. 30 min. to the right and run a distance of 51.20 feet to a point on said R.O.W.; thence turn an angle of 00 deg. 31 min. to the left and run a distance of 145.49 feet to a point on said R.O.W. Line; thence turn an angle of 2 deg. 16 min. to the left and run a distance of 90.25 feet; thence turn an angle of 3 deg. 44 min. to the left and run a distance of 204.00 feet to a point on said R.O.W. line; thence turn an angle of 2 deg. 42 min. to the left and run a distance of 70.55 feet to a point on said R.O.W. line and the point of beginning; thence turn an angle of 1 deg. 11 min. to the left and run a distance of 108.50 feet to a point on the south R.O.W. line of Alabama Highway No. 25; thence turn an angle of 87 deg. 12 min. to the right and run a distance of 177.25 feet to the north R.O.W. line of the Southern Railroad; thence turn an angle of 84 deg. 16 min. to the right and run along the Railroad R.O.W. a distance of 151.08 feet; thence turn an angle of 107 deg. 43 min. to the right and run a distance of 202.02 feet to the point of beginning; situated in the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 1, Township 21 South, Range 1 East.

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.

WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 11th day of February, 1967.

(Seal) S. B. McClure
As Executor of the Last Will and Testament of Juanita Thornton Williams, dec'd
(Seal)
(Seal)
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, Martha B. Janner, a Notary Public in and for said County, in said State, hereby certify that S. B. McClure, whose name as Executor of the Last Will and Testament of Juanita Thornton Williams, deceased, 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 he, as such Executor, executed the same voluntarily on the day the same bears date, for and as the act of said Estate.

Given under my hand and official seal this 11th day of February, A. D., 1967.

Martha B. Janner
Notary Public.