

This instrument was prepared by

2675

(Name).....

(Address).....

Form 1-1-6 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 One Thousand and no/100----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
R. G. Weaver and wife, Mary Louise Weaver
(herein referred to as grantors) do grant, bargain, sell and convey unto

L.W. RW. J. T. Duncan and Irene Duncan

(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 northwest corner of SE 1/4 of SE 1/4, Section 2, Township 21 South, Range 1 East and run thence easterly along the north boundary of said quarter-quarter section 660 feet; thence turn an angle of 90 deg. to the right and run southerly 259.35 feet; thence turn an angle of 77 deg. 15 min. to the right and run thence 304.50 feet to point of beginning of the lot herein described and conveyed; thence turn an angle of 77 deg. 15 min. to the left and run southerly 160 feet to the north boundary of the right of way of Alabama State Highway No. 25; thence turn an angle of 77 deg. 5 min. to the right and run thence easterly along the north boundary of said right of way 131.90 feet; thence turn an angle of 84 deg. 45 min. to the right and run northwesterly 156.71 feet; thence turn an angle of 95 deg. 15 min. right and run thence easterly 181.55 feet to point of beginning.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1967 FEB 16 AM 11:07
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 14th day of February, 1967.

WITNESS:
Betty L. Barnes (Seal)
R. G. Weaver (Seal)
Mary Louise Weaver (Seal)

STATE OF ALABAMA }
Shelby COUNTY } General Acknowledgment

I, Ann Armstrong, a Notary Public in and for said County, in said State, hereby certify that R. G. Weaver and wife, Mary Louise Weaver 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 14th day of February, 1967.

ANN ARMSTRONG
Notary Public

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