

See Mtg 306-531  
5977

This instrument was prepared by

(Name) Karl C. Harrison

(Address) Columbiana, Alabama

Form 1-1-6 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR



STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Ramon L. Clement and wife, Helen V. Clement

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

Walter Hardy Glass, Sr. and Vestalyn Matthews Glass

(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:

All that part of the E $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 East lying northeast of Florida Short Route Highway right-of-way.  
There is EXCEPTED an easement 70.0 feet in width, 35.00 feet on each side of a centerline described as: Commence at the NW corner of Section 30, thence run east along the north line of Section 30, a distance of 1601.90 feet to the west R.O.W. line of U.S. Highway 280; thence turn an angle of 83 deg. 12 min. to the right and run along said R.O.W. line a distance of 197.40 feet; thence turn an angle of 2 deg. 58 min. to the left and run a distance of 337.10 feet to a point on said R.O.W. line; thence turn an angle of 47 deg. 31 min. to the left and run a distance of 193.48 feet to a point on the east R.O.W. of U. S. Highway 280 and the point of beginning; thence turn an angle of 48 deg. 02 min. to the left and run a distance of 75.32 feet; thence turn an angle of 11 deg. 26 min. to the left and run a distance of 399.13 feet; thence turn an angle of 53 deg. 28 min. to the left and run a distance of 404.13 feet; thence turn an angle of 80 deg. 13 min. to the right and run a distance of 340.14 feet to a point on the east line of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 30, Township 19 South, Range 2 East, which point is 35.00 feet south from the northeast corner and the point of ending.

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 26<sup>th</sup> day of July, 1967



Ramon L. Clement (Seal)  
Helen V. Clement (Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

Martha B. Joiner hereby certify that Ramon L. Clement and wife, Helen V. Clement, a Notary Public in and for said County, in said State, 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 26<sup>th</sup> day of July, A. D., 1967.

Martha B. Joiner  
Notary Public.  
for State at Large

BOOK 249 PAGE 343