

4318

This instrument was prepared by

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(Address) 1532 - 2121 Building, Birmingham, Alabama

Form 1-13 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 Six Hundred and no/100 (\$600.00) ----- DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,
Fred M. Honeycutt, and wife, Helen V. Honeycutt
(herein referred to as grantors) do grant, bargain, sell and convey unto

S. F. Bain, a widower, and Annie Bain, an unmarried lady
(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 parcel of land situated in the NW ¼ of the NW ¼ of Section 25
Township 19 South, Range 3 West, Shelby County, Alabama, more
particularly described as follows:

Commence at the southwest corner of the NW ¼ of the NW ¼ of Section
25, Township 19 South, Range 3 West; thence in a northerly direction
along the west line of said NW ¼ of NW ¼ for a distance of 510.25
feet to the point of beginning of the land herein described; thence
continue in a northerly direction along last described course for a
distance of 205.00 feet; thence at an angle to the right of 81° 26
min. and in an easterly direction for a distance of 6.30 feet;
thence at an angle to the left of 57° 22 min. and in a northeasterly
direction for a distance of 358.77 feet; thence at an angle to the
right of 20° 36 min. and in a northeasterly direction for a distance
of 195.72 feet; thence at an angle to the right of 135° 20 min. and
in a southerly direction and parallel to the west line of said
quarter-quarter for a distance of 676.50 feet; thence at an angle
to the right of 90° 49 min. and in a westerly direction and parallel
with the south line of said quarter-quarter for a distance of 290.00
feet to the point of beginning; containing 3.18 acres, more or less.

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 X (we) do for ~~XXXX~~ (ourselves) and for ~~XX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that X (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that X (we) have a good right to sell and convey the same as aforesaid; that X (we) will and ~~XX~~ (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 16 day of February, 1968.

STATE OF ALABAMA
SHELBY COUNTY
INSTRUMENT NO. 151
FILED FOR RECORD
1968 MAR -4 PM 10:28
REC. BK. & PAGE AS SHOWN
U.C.C. FILE NUMBER C-151
CONFIRMED

(Seal)
(Seal)
(Seal)

Fred M. Honeycutt (Seal)
FRED M. HONEYCUTT
HELEN V. HONEYCUTT (Seal)
Helen V. Honeycutt (Seal)

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SHELBY COUNTY

General Acknowledgment

I, R. L. Jones, a Notary Public in and for said County, in said State,
herby certify that Fred M. Honeycutt, and wife, Helen V. Honeycutt
whose name s 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 have executed the same voluntarily
on the day the same bears date.

Given under my hand official seal this 16 day of February, A. D., 1968.
R. L. Jones
Notary Public.
State at Large, etc.