

This instrument was prepared by

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Form 1-1-7 Rev. 1-66

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty Thousand and no/100---Dollars and the assumption of the hereinafter described mortgage

to the undersigned grantor, Jack's Hamburgers, Incorporated, a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Edward A. McFarland and wife, Pauline R. McFarland,

(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 part of Lots 22, 23 and a part of

the N $\frac{1}{2}$ of Lot 21, of Block 3 of the Nickerson-Scott Survey as recorded in Map Book 3, Page 34 in the Probate Office of Shelby County, Alabama, more particularly described as follows: From the NE corner of Lot 23 run westerly along the North boundary line of said Lot 23 for 18.15 feet for the point of beginning of the land herein described; thence continue westerly along the north boundary line of Lot 23 for 120.1 feet, more or less, to a point on the East right of way line of U.S. 31 Highway; thence turn an angle of 84 deg. 29 min. to the left and run south-westerly along the East R.O.W. line of said U.S. 31 Highway for 131.47 feet, more or less, to the point of intersection of the East R.O.W. line of U.S. 31 Highway and the South boundary line of the N $\frac{1}{2}$ of Lot 21 of Block 3 of said Nickerson-Scott Survey; thence turn an angle of 90 deg. 33 min. to the left and run Easterly along the south boundary line of the N $\frac{1}{2}$ of Lot 21 for 123.73 feet; thence turn an angle of 91 deg. 08 min. to the left and run northeasterly 141.89 feet, more or less, to the point of beginning.

In addition to the above consideration, the grantees hereby assumes and agrees to pay the balance on that certain mortgage executed by grantors to Roscoe Davis & wife, Mildred Davis, recorded in Volume 291, Page 341 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for year 1968 and subsequent years. (2) Rights claimed by the Ala. Power Co. under the following transmission line permit recorded in Deed Book 102, Page 105; Deed Book 133, Page 98; Deed Book 238, Page 88 in Probate Office. (3) Rights claimed by Shelby County under the public highway right of way deed recorded in Deed Book 167, at Page 483 in said Probate Office.

This deed is executed for the purpose of correcting faulty acknowledgment as appears in that certain deed executed by grantors to grantees dated 19 day of June, 1968, and recorded in Vol. 253, Page 725 in the Probate Office of Shelby County, Alabama.

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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances,

that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Jack C. Caddell who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12 day of July 19 68.

ATTEST:

JACK'S HAMBURGERS, INCORPORATED, a corporation

By

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned State, hereby certify that Jack C. Caddell whose name as President of Jack's Hamburgers, Incorporated, a corporation, is 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 officer and with full authority, executed the same voluntarily for and as the act of said corporation,

Given under my hand and official seal, this the 12 day of July 1968.

Notary Public