

## WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS

SHELBY COUNTY

That in consideration of One and no/100 ----- Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, John E. Perkins and wife, Margaret H. Perkins (herein referred to as grantors) do grant, bargain, sell and convey unto John E. Perkins and Margaret H. Perkins (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:

Lot 1, Block 1 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Begin at the NW corner of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, thence run east along the north line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 634.80 feet to the west R.O.W. line of County Highway No. 39; thence turn an angle of 114 deg. 16 min. 12 sec. to the right and run along a curve (whose Delta angle is 9 deg. 20 min. Tan. Dist. is 68.23 feet, Radius is 835.84 feet, Length of arc is 136.16 feet); thence turn an angle of 4 deg. 40 min. to the right and run along a tangent, a distance of 43.74 feet; thence turn an angle of 76 deg. 23 min. to the right and run a distance of 578.42 feet to the west line of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence turn an angle of 75 deg. 11 min. to the right and run north along said line a distance of 8.76 feet to the point of beginning; situated in the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of said Section 4, and containing 1.277 acres.

Also Lot 1, Block 2 of Gilbert Estate as shown by map made by Frank W. Wheeler on November 20, 1964, and which said lot is more particularly described as follows: Begin at the SW corner of the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, Township 20 South, Range 1 West, thence run east along the south line of said  $\frac{1}{4}$ - $\frac{1}{4}$  Section a distance of 535.39 feet; thence turn an angle of 143 deg. 09 min. 27 sec. to the left and run a distance of 1091.00 feet to the SE R.O.W. line of County Highway No. 39; thence turn an angle of 81 deg. 58 min. to the left and run along the arc of a curve (whose Delta angle is 3 deg. 00 min. Tan. Dist. is 38.87 feet, Radius is 1485.15 feet, Length of arc is 77.48 feet); thence turn an angle of 1 deg. 30 min. to the right and run a distance of 80.63 feet; thence turn an angle of 45 deg. 26 min. to the left and run a distance of 539.60 feet to the south line of the E $\frac{1}{2}$  of the SE $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence turn an angle of 90 deg. 21 min. 13 sec. to the left and run east along said line a distance of 459.18 feet to the point of beginning; situated in the SW $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 3, and the E $\frac{1}{2}$  of SE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 4, Township 20 South, Range 1 West, and containing 8.065 acres.

Also Northeast quarter of Northeast Quarter of Section 4, Township 20, Range 1 West, containing 40 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.

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And we do for oursevles and for our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals this 20<sup>th</sup> day of Sept., 1968.

WITNESS:

\_\_\_\_\_  
(Seal)

\_\_\_\_\_  
(Seal)

John E. Perkins (Seal)  
John E. Perkins

Margaret H. Perkins (Seal)  
Margaret H. Perkins

STATE OF ALABAMA

Shelby  
JEFFERSON COUNTY

I, Martha B. Jester, a Notary Public in and for said County, in said State, hereby certify that John E. Perkins and wife, Margaret H. Perkins 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 20<sup>th</sup> day of Sept., 1968.

Martha B. Jester  
Notary Public

STATE OF ALA. SHELBY CO.  
CERTIFY THIS INSTRUMENT WAS FILED  
Rec'd 7:45 PM 8:51  
1968 OCT -7  
U.C.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN ABOVE  
Christy J. Jester  
JUDGE OF PROBATE

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