

This instrument was prepared by

1870

(Name) Beatrice H. Wright

(Address) Horn Realty Company, 18 North 21st Street, Birmingham, Alabama

Form 1-15 Rev. 1-64

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 ONE HUNDRED FIFTY AND NO/100 (\$1,150.00) DOLLARS

to the undersigned ~~grantor~~ or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Robert A. Hodges and wife, Helen Hodges

(herein referred to as grantors) do grant, bargain, sell and convey unto Arthur N. Seals and wife, Emma A. Seals

(herein referred to as GRANTEEES) 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 NE corner of Section 24, Township 20 South, Range 3 West; thence run west, along the North line of said Section, a distance of 205.39 feet, to the center line of the Fungo Road; thence turn an angle of 56° 29' to the left and run along said center line, a distance of 439.56 feet; thence turn an angle of 90° 00' to the right and run a distance of 40.00 feet to the R.O.W. line of said Fungo Road and the point of beginning; thence turn an angle of 90° 00' to the left and run along said R.O.W. line a distance of 188.65 feet; thence turn an angle of 50° 57' to the right and along said R.O.W. line a distance of 100.00 feet; thence turn an angle of 50° 57' to the right and run along the North R.O.W. line Fungo Spur Road, a distance of 123.74 feet; thence turn an angle of 77° 40' to the right and run a distance of 225.52 feet; thence turn an angle of 90° 16' to the right and run a distance of 200.47 feet to the point of beginning. Situated in the N $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, according to the survey of Frank W. Wheeler, dated March 7, 1969.

Subject to:

Rights claimed by the Alabama Power Company under the following transmission line permits recorded in Deed Book 127, Page 377 and Deed Book 184, Page 417.

Rights claimed by Shelby County under the following public road right of way deeds recorded in Deed Book 205, Page 95 and Deed Book 231, Page 185.

TO HAVE AND TO HOLD to the said GRANTEEES 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 ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEEES, their heirs and assigns that ~~we~~ (we) are lawfully seated in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~we~~ (we) heirs, executors and administrators shall warrant and defend the same to the said GRANTEEES, 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 21st

day of March, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert A. Hodges (Seal)

Helen Hodges (Seal)

Helen Hodges (Seal)

STATE OF ALABAMA
JEFFERSON COUNTY

General Acknowledgment

I, Robert A. Hodges and wife, Helen Hodges, a Notary Public in and for said County, in said State, hereby certify that Robert A. Hodges and wife, Helen Hodges, whose signature is affixed 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 above date.

Given under my hand and official seal this 21st day of March, A. D. 1969.

C. P. Storck

Notary Public.

Page 257 251