

This instrument was prepared by

2319

(Name) Beatrice S. Wright

(Address) Horn Realty Company, 18 North 21st Street, Birmingham, Alabama 35203

Form 118 Rev. 1-58

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 FOUR HUNDRED THREE AND NO/100 (\$1,403.00) - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Helen Viars Hodges and husband, Robert A. Hodges

(herein referred to as grantors) do grant, bargain, sell and convey unto Larry Scherer and wife, Shirley Scherer

(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 No. 1, Fungo Road: Commence at the SE corner of Section 13, Township 20 South, Range 3 West, thence run North along the East line of said Section, a distance of 364.61 feet, to the NW R.O.W. line of the Fungo Hollow Road, thence turn an angle of 145 deg. 00 min. to the left and run along the said R.O.W. line, a distance of 267.13 feet, to the point of beginning, thence continue in the same direction, along the said R.O.W. line, a distance of 260.00 feet, thence turn an angle of 90 deg. 00 min. to the right and run a distance of 200.00 feet, thence turn an angle of 87 deg. 48 min. to the right and run a distance of 260.19 feet, thence turn an angle of 92 deg. 12 min. to the right and run a distance of 210.00 feet, to the point of beginning. Situated in the SE $\frac{1}{4}$  of the SE $\frac{1}{4}$  of Section 13, and the N $\frac{1}{4}$  of the NE $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama, containing 1.22 acres.

Subject to:

Taxes for the current year.

Rights claimed under the Pipe Line Easements granted to Plantation Pipe Line Company shown by deeds recorded in Deed Book 112, page 328 and Deed Book 252, page 603 in the Probate Office.

Rights claimed by the Alabama Power Company under the following transmission line permits recorded in Deed Book 127, page 378; Deed Book 232, page 713; Deed Book 127, page 377 and Deed Book 184, page 417, in Probate Office.

Rights claimed by Shelby County under the public road right of way deeds recorded in Deed Book 213, page 185; Deed Book 205, page 95 and Deed Book 231, page 185 in Probate Office.

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~~ (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 25th day of April, 1969.

WITNESS:

(Seal)

Helen Viars Hodges (Seal)  
Helen Viars Hodges

(Seal)

Robert A. Hodges (Seal)  
Robert A. Hodges

(Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

General Acknowledgment

The Undersigned, a Notary Public in and for said County, in said State, do hereby certify that Helen Viars Hodges and husband, Robert A. Hodges, 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 25th day of April, A. D., 1969.

Notary Public.