

2428

(Addition)

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA
Shelby COUNTY

That in consideration of One and no 100-----DOLLARS

and other good and valuable consideration to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Wallace G. Hallmark, Sr. and wife, Margie E. Hallmark, Phillip Ray Hallmark and wife, Philip E. Hallmark (herein referred to as grantors) do grant, bargain, sell and convey unto

Wallace G. Hallmark, Jr. and Mary Lou Hallmark
(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:

That part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T-19-S, R-2-E, lying South of a County Gravel Road and part of the E $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Sec. 31, T-19-S, R-2-E, described as follows: Begin at the NE corner of Sec. 31, T-19-S, R-2-E, thence run West along the North line of said Sec., a distance of 1332.96 ft., to the NW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, thence turn an angle of 90 deg. 11 min. 02 sec., to the left, and run South, along the West line of said $\frac{1}{4}$ $\frac{1}{4}$ Sec., a distance of 966.74 ft., thence turn an angle of 49 deg. 50 min. to the left and run a distance of 942.94 ft., to the NW R.O.W. line of the ACL Railroad, thence turn an angle of 72 deg. 43 min. to the left and run along said R.O.W. line a distance of 718.56 ft., to the East line of Sec. 31, thence turn an angle of 57 deg. 10 min. to the left and run North, along the East line of Sec. 31, a distance of 1185.49 ft., to the point of beginning.

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 am (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.....10th.....
day of.....May....., 1962.....

WITNESS: _____ (SEAL)
 _____ (Seal)
 _____ (Seal)
 _____ (Seal)

Wallace G. Hallmark, Sr. (Seal)
 Margie B. Hallmark (Seal)
 Phillip Ray Hallmark (Seal)
 Edith F. Hallmark (Seal)

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

1. Wallace G. Hallmark, a Notary Public in and for said County, in said State
 hereby certify that Wallace G. Hallmark, Sr. and wife Margie B. Hallmark, Phillip Gay Hallmark and
wife Edith F. Hallmark
 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 10th day of May, A. D. 19 63

Notary Public, for
Seth Ayala at large