

State of Alabama

SHELBY

COUNTY

Know All Men By These Presents,

That in consideration of Seven Hundred Fifty and no/100 - - - - - DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, JAMES C. GREEN and wife, HELEN I. GREEN

(herein referred to as grantors) do grant, bargain, sell and convey unto

PAUL LUTZ and JOYCE LUTZ

(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:

Part of NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 27, Township 20 South, Range 4 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows:

Begin at the Northeast corner of Northeast $\frac{1}{4}$ of Northeast $\frac{1}{4}$ of said Section 27 for the point of beginning of tract of land herein described; thence in Southerly direction along East boundary of said quarter-quarter section 137.10 feet to point of intersection with North West Right of Way line of Southern Railroad; thence turning an angle of 35 degrees, 41 minutes and 45 seconds, to right in Southwesterly direction along Northwesterly Right of Way of said Railroad 387.24 feet; thence turning an angle of 112 degrees, 14 minutes, and 15 seconds to right in Northeasterly direction 532.19 feet to point of intersection with North boundary of said quarter-quarter section; thence turning an angle of 122 degrees and 00 minutes to right in Easterly direction 508.50 feet to the point of beginning, containing 2.99 acres, more or less.

This Instrument Was Prepared by
A. VINCENT BROWN
1823 - 3rd Avenue, North
BESSEMER, 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 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:

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 and seal s, this 7th day of December, 19 68 .

WITNESS:

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PAGE

James C. Green
James C. Green

Helen I. Green
Helen I. Green

BOOK 258

RETURN TO

JAMES C. GREEN and wife,

HELEN I. GREEN

TO

PAUL LUTZ and JOYCE LUTZ

#184722A13 *Wm. Lutz*

WARRANTY DEED

JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

9 45

LOUISVILLE TITLE INSURANCE

COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James C. Green and wife, Helen I. Green 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 7th day of December,

A. D., 19 68

Manette L. Lutz
Notary Public

State of

COUNTY

General Acknowledgment

I, a Notary Public in and for said County, in said State, hereby certify that whose name signed to the foregoing conveyance, and who known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, a Notary Public in and for said County in said State, hereby certify that whose name as of 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, this the day of

19

Notary Public