

3294

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 Hundred Dollars and other good and valuable consideration DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, A. T. Dunn and wife, Evelyn H. Dunn; and Mildred Hughes, unmarried, being the sole and surviving heirs at law of Henry Hughes and Bessie L. Hughes, deceased (herein referred to as grantors) do grant, bargain, sell and convey unto

William Thomas Elliott and Leone Leta Elliott

(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:

All that part of the East 495 feet of the E $\frac{1}{2}$ of NE $\frac{1}{4}$ of Section 30, Township 19 South, Range 1 East that lies south of the Florida Short Route Highway (being U. S. Highway 280) right of way, which lies west of that certain easement conveyed to W. D. Hughes and E. R. Elliott on March 22, 1966, and which easement is more particularly described as follows: Commencing at the point where the center of a branch intersects the south line of the Florida Short Route Highway in the southerly portion of the NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 30, Township 19, Range 1 East, the branch being situated on property known as Henry Hughes property and from said center line of branch, run along the south line of said Florida Short Route right of way west a distance of 51 feet to the center line of a 25 foot easement described as follows: Said center line begins as aforesaid and runs south 37 deg. 30 min. east 507 feet; thence south 5 deg. 30 min. west to a point 615 feet north of the south line of SE $\frac{1}{4}$ of NE $\frac{1}{4}$ of said Section 30. There is EXCEPTED from the above described land the south 615 feet of uniform width. Said property is conveyed subject to W. D. Hughes and E. R. Elliott or their successors in title having the right to construct an electric power line along the westerly side of said 25 foot easement from the point where said 25 foot easement intersects the power line so that the power line shall then run south and along said 25 foot easement until it intersects the south line of the above described land being conveyed.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
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U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
JUDGE OF PROBATE

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 4th day of June, 1966

WITNESS:

A. T. Dunn (Seal)
A. T. Dunn
Evelyn H. Dunn (Seal)
Evelyn H. Dunn
Mildred Hughes (Seal)
Mildred Hughes

STATE OF ALABAMA
Shelby COUNTY

General Acknowledgment

I, Martha S. Joiner, a Notary Public in and for said County, in said State, hereby certify that A. T. Dunn and wife, Evelyn H. Dunn; and Mildred Hughes, unmarried 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 4th day of June, A. D., 1966

Martha S. Joiner
Notary Public.

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