

This instrument was prepared by

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312-141

(Name) WALLACE & ELLIS, Attorneys

(Address) Columbiana, Alabama

Form 1-1-5 Rev. 1-66

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 Thirteen Thousand, Five Hundred and 00/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Tollie Jones and Alice N. Jones

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

O. B. Culpepper and wife, Nancy Narine Culpepper

(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:

Commence at the SE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 18, Township 21, Range 2 West and run along the south line of said forty South 89 deg. 40' West 341.2 feet to West right of way line of Birmingham-Montgomery Highway for a point of beginning of tract herein described; thence continue South 89 deg. 40' West 373 feet to East right of way line of L & N Railroad; thence along said Railroad right of way North 43 deg. 55' West 384 feet; thence North 89 deg. 40' East 415 feet to West right of way of Birmingham - Montgomery Highway; thence along said right of way south 39 deg. 10' East 356 feet to point of beginning. EXCEPTING Highway right of way for new 4 lane Birmingham-Montgomery Highway. ALSO EXCEPTING that portion sold to Stanley F. Lacey as described in Deed Book 175, page 159, as follows: That certain tract of land described as commencing at the SE corner of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 18, Township 21 South, Range 2 West, and run thence South 89 deg. 40' West for a distance of 424 feet to a point on the West right of way line of United States Highway No. 31 for a point of beginning of the land herein described and conveyed; run thence 47 deg. 45' to right along the Westerly right of way line of U. S. Highway No. 31 as now surveyed for a distance of 180.3 feet; thence run 82 deg. to the left for a distance of 220.9 feet to a point on the Easterly right of way line of the Louisville & Nashville Railroad company; thence run 102 deg. 30' to the left for a distance of 14.3 feet to a point on the South line of said forty acres; run thence 43 deg. 15' to the left along the south line of said forty acres for a distance of 292 feet more or less to point of beginning, and containing 5/10 of an acre of land.  
ALSO EXCEPT transmission line permits of record.

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 30 day of July, 1969

WITNESS:

(Seal)

(Seal)

(Seal)

Tollie Jones  
Alice N. Jones

CONFIRMED  
JUL 30 1969

U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALABAMA  
SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1969 JUL 30 AM 11:18  
REC. BK. & PAGE AS SHOWN ABOVE

General Acknowledgment

STATE OF ALABAMA  
SHELBY COUNTY

the undersigned, a Notary Public in and for said County, in said State, hereby certify that Tollie Jones and wife, Alice N. Jones 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 30 day of July, A. D. 1969

Notary Public.