

This instrument was prepared by

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DP 2,000

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(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 EIGHTEEN THOUSAND AND NO/100 DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Mae W. Mullen, a widow

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

Russell C. Pickron and wife, Harriet E. Pickron

(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:

From the NW corner of the SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West, run South 43 deg. 45' East for 29.0 feet; thence run South 88 deg. 10' East for 611.13 feet to the point of beginning of the land herein described and conveyed; thence run South 01 deg. 50' West for 353.52 feet; thence run South 88 deg. 10' East for 201.65 feet; thence run South 02 deg. 19' East for 156.08 feet; thence run North 87 deg. 52' 40" West for 213.5 feet; thence run South 81 deg. 47' 20" West for 406.43 feet; thence run South 28 deg. East 273.0 feet; thence run North 79 deg. 36' East for 585.36 feet; thence run North 75 deg. 20' East for 500.69 feet; thence run North 08 deg. 32' East for 553.73 feet; thence run North 88 deg. 10' West for 851.65 feet, more or less to the point of beginning. This land being a part of the SW $\frac{1}{4}$  of Section 17, Township 21 South, Range 2 West and being 13.34 acres, more or less. EXCEPTED from the above described land the Mineral and Mining Rights. ALSO Subject to line permits to Alabama Power Company and all other instruments of record.

Subject, however, to right of egress and ingress over and along that dirt road on the Northern boundary of above described property which is used by Ronald Stevens and wife, Barbara Stevens.

There is also conveyed to grantees herein the right of egress and ingress in and to the property herein conveyed over and along the present road or drive which is used by grantor as means of ingress and egress to and from her present residence.

Grantor further certifies and warrants that the three bedroom residence which is situated on the property herein conveyed is so situated and wholly within the boundaries of said property described above.

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, I have hereunto set my hand(s) and seal(s), this 9th day of September, 1969

STATE OF ALABAMA  
SHELBY COUNTY  
CLERK OF PROBATE  
RECEIVED  
1969 SEP -9 AM 10:38  
DEED TAX 2.00  
U.C. FILE NUMBER OR REC. BK. & PAGE AS SHOWN  
Cloned 11-3-69  
JUDGE OF PROBATE

Mae W. Mullen (Seal)

(Seal)

(Seal)

328 STATE OF ALABAMA  
SHELBY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mae W. Mullen whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 9th day of September, A. D., 1969

Frank W. Mullen

Notary Public.

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