

This instrument was prepared by

(Name) Karl C. Harrison

(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 Four Hundred Three and 52/100 DOLLARS

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

Robert L. Draper and wife, Mary B. Draper

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

John Allen Montgomery and Jackie Jones Montgomery

(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:

A plot of land situated in the W $\frac{1}{2}$ of SW $\frac{1}{4}$ of Section 3, Township 22 South, Range 3 West, containing 20.943 acres and more exactly described as follows: Begin at the northeast corner of the SW $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section 3 and proceed westward along the north side of said quarter-quarter section 456.18 feet to the point of beginning; thence at an azimuth of 353 deg. 24 min. 110.30 feet; thence at an azimuth of 345 deg. 38 min. 215.9 feet; thence at an azimuth of 4 deg. 41 min. 190.0 feet; thence at an azimuth of 89 deg. 47.5 min. 495.30 feet to an iron on a fence running south which is the accepted east boundary of this property; thence south along this fence 1858.2 feet to intersection with another fence forming the accepted south boundary of this property, and is approximately along the south side of this section; thence westward along this fence 470.3 feet to an iron on creek bank; thence follow this fence westward about 17.0 feet to center of creek; thence follow the centerline of this creek northward about 673.0 feet to a point about 50.0 feet southwest of an iron marker on east bank of creek; thence 50.0 feet northeast to this marker; thence at an azimuth of 18 deg. 24 min. 274.75 feet; thence at an azimuth of 353 deg. 24 min. 430.25 feet to point of beginning.

There is excepted herefrom any portion of the hereinafter described easement which crosses the above land. Said easement being described as being 16' in width, the center line of which begins 416.62 feet west of the northeast corner of land being this day purchased from the grantors herein by Jimmy W. Bice and Joyce Mullins Bice; run thence south 4 degrees 41 min. west a distance of 933.2 feet to the point of ending. There is granted to the grantees herein the right of ingress and egress over and along said easement.

The above property shall be used for residential and/or agricultural purposes only. This shall be a covenant running with said property.

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 11th day of Sept, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

Robert L. Draper
Mary B. Draper
J.C. FILED JUN 18 OR
C.C. BK. 2 PAGE 13 SHOWN ABOVE
DEED 1969 13:27
STAFF OF ALA. SHERRILL CO
NOTARY PUBLIC
INSTRUMENT WAS FILED
DEED 1969 13:27

General Acknowledgment

I, Martha B. Jenner, a Notary Public in and for said County, in said State, hereby certify that Robert L. Draper and wife, Mary B. Draper, whose name is 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 11th day of Sept, A. D., 1969.

Martha B. Jenner
Notary Public.