

This instrument was prepared by

(Name).....

(Address).....

Form 1-15 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 One and no/100 ----- DOLLARS

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

J. B. Cummings and wife, Myrtle Cummings

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

J. B. Cummings and Myrtle Cummings

(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 the Southwest 1/4 of SW 1/4 of Section 13, Township 20 South, Range 3 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the SW corner of SW 1/4 of SW 1/4 of said Section 13, thence in Easterly direction along South boundary of said quarter-quarter section 363.00 feet; thence turning an angle of 99 deg. 50 min. and 30 sec. (measured) to the left in Northwesterly direction 118.84 feet (measured) thence turning an angle of 0 deg. and 28 min. to the left in Northwesterly direction 20.00 feet; thence turning an angle of 101 deg. and 15 min. to the right in Easterly direction 234.00 feet to the point of beginning of tract of land herein described; thence continuing in straight line along last mentioned course in Easterly direction 163.73 feet to the point of intersection with the West boundary of the right-of-way of U. S. Highway No. 31 South, thence turning an angle of 103 deg. 14 min. and 30 sec. to left in Northerly direction along said right-of-way 99.32 feet; thence turning an angle of 85 deg. and 36 min. to the left in Westerly direction 102.24 feet; thence turning an angle of 89 deg. and 00 min. to the right in Northerly direction 81.59 feet (measured) thence turning an angle of 80 deg. 09 min. and 30 sec. to the left in Westerly direction 21.17 feet; thence turning an angle of 88 deg. and 17 min. to the left in Southerly direction 161.43 feet to point of beginning.

Containing 0.357 acres more or less.

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 24th day of October, 1969.

WITNESS:

(Seal)

(Seal)

(Seal)

J. B. Cummings (Seal)

Myrtle Cummings (Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Martha B. Jenner, a Notary Public in and for said County, in said State, hereby certify that J. B. Cummings and wife, Myrtle Cummings, 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 24th day of October, A. D., 1969.

Martha B. Jenner Notary Public.

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