

STATE OF ALABAMA)

SHELBY COUNTY)

1283

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED AND NO/100 DOLLARS to the undersigned grantors in hand paid by the Grantees herein, the receipt whereof is acknowledged, we, Harry L. Phillips and wife, Sue S. Phillips, and Robert F. McLeroy and wife, Lohner F. McLeroy, (Hereinafter referred to as grantors) do grant, bargain, sell and convey unto F. CATHERINE FAULKNER and LOHNER F. McLEROY, hereinafter 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 part of the $\frac{1}{2}$ of $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, more particularly described as follows: Commence at the SW corner of said $\frac{1}{4}$ of $\frac{1}{4}$ of said Section for point of beginning; run thence in a Northerly direction along the Western boundary of said $\frac{1}{4}$ of $\frac{1}{4}$ Section to a point where the same intersects the Southeastern right of way line of now paved County Highway, also known as Shelby County Highway Project No. SACP 4435-A; thence turn to the right and run in a Northeasterly direction along said right of way line, following the meanderings thereof, to a point where the same intersects the westernmost edge of the present dirt road leading from said paved highway to the Beacon light; thence turn to the right and run in a Sotherly direction along the westernmost edge of said road, following the meanderings thereof to a point where the same westernmost edge of said dirt road intersects the southern boundary of said $\frac{1}{4}$ of $\frac{1}{4}$ of said Section; thence turn to the right and run in a Westerly direction along the Southern boundary of said $\frac{1}{4}$ of $\frac{1}{4}$ of said Section to the point of beginning, containing 30 acres, more or less. EXCEPT A part of the $\frac{1}{4}$ of $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, described as follows: Commence at the SW corner of Section 19, Township 21 South, Range 1 East, thence run North along the West line of said Section 19 a distance of 672.0 feet to the point of beginning; thence continue North along the West line of said Section 19 a distance of 51.23 feet to the SE R.O.W. line of a County road leading from Columbiana to the Kingdom Community; thence turn an angle of 37 deg. 07' to the right and run along said ROW line a distance of 84.54 feet; thence turn an angle of 3 deg. 16' to the left and run along said ROW a distance of 62.70 feet to the PC of a curve, thence continue along said ROW curve (whose delta angle is 9 deg. 03' to the right, radius is 1106.32 feet, tangent distance is 87.39 feet, length of arc is 174.65 feet); thence turn an angle of 90 deg. to the right from tangent of said curve and run a distance of 30.0 feet; thence turn an angle of 90 deg. to the left and run along a ROW curve (whose delta angle is 20 deg. 00' to the right, radius is 1076.32 feet, tangent distance is 189.79 feet, length of arc is 375.71 feet); thence turn an angle of 90 deg. to the left from tangent of said curve and run a distance of 30.00 feet; thence turn an angle of 90 deg. to the right and run along a ROW curve (Whose delta angle is 2 deg. 40' to the right, radius is 1106.32 feet, tangent distance is 25.76 feet, length of arc is 51.49 feet) to the West margin of a gravel road; thence turn an angle of 111 deg. 30' to the right, from tangent of said curve, and run along margin of said road a distance of 192.77 feet; thence turn an angle of 7 deg. 58' to the left and run along margin of said road a distance of 257.00 feet; thence turn an angle of 90 deg. and 00' to the right and run a distance of 616.52 feet to the point of beginning, situated in the $\frac{1}{4}$ of $\frac{1}{4}$ of Section 19, Township 21 South, Range 1 East, Shelby County, Alabama. ALSO EXCEPT that certain property described in that deed dated September 28, 1969, and recorded in Deed Book 259, page 597, in the Probate Records of Shelby County, Alabama.

THERE IS EXCEPTED from the warranties herein contained the following: Rights acquired by Alabama Power Company by transmission line permit dated March 26, 1946, and recorded in Deed Book 126, page 129, in the Probate Records of Shelby County, Alabama; and also, rights, if any, retained by the public or any other person, firm, or corporation in and to the old dirt Hardis Ferry Road which crosses the above described property and which is now physically closed.

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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 hands and seals, this the 22 day of January, 1970.

Harry L. Phillips (SEAL)
Harry L. Phillips

Sue S. Phillips (SEAL)
Sue S. Phillips

Robert F. McLeroy (SEAL)
Robert F. McLeroy

Lohnor F. McLeroy (SEAL)
Lohnor F. McLeroy

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Harry L. Phillips, Sue S. Phillips, Robert F. McLeroy and Lohnor F. McLeroy, 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 22 day of January, 1970.

Nancy K. Brasher
Notary Public

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
NOTARIAL COMMISSION NO. 50
RECEIVED - 3 PM 1:00
U.C.C. FILE NUMBER OR
REC. EX. & INDEX NO. SHOWN ABOVE
JAN 23 1970
JUDGE OF PROBATE