

This instrument was prepared by

(Name) Robert O. Driggers, Attorney

(Address) 2824 Linden Avenue, Homewood, 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

JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY ONE THOUSAND (\$21,000) DOLLARS

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

DOUGLAS HULON and wife, MARIE HULON

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

JAMES O. LUNCEFORD and wife, BETH D. LUNCEFORD

(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:

Begin at the SW corner of N $\frac{1}{2}$  of NW $\frac{1}{4}$  of Section 13, Township 20 South, Range 3 West; thence run East along the South line of said N $\frac{1}{2}$  of NW $\frac{1}{4}$  a distance of 1010.0 feet, more or less, to the intersection of said South line with the NW right-of-way boundary of U.S. Highway #31; turn left an angle of 63°15' along said NW right-of-way boundary a distance of 237.03 feet; turn left an angle of 115°03' a distance of 499.72 feet for point of beginning; thence continue said course a distance of 150.0 feet to the SE right-of-way boundary of County Road, turn left an angle of 67°44' along said SE right-of-way boundary a distance of 118.86 feet; turn left an angle of 112°16' a distance of 150.0 feet; turn left an angle of 67°44' a distance of 118.86 feet to point of beginning; being in N $\frac{1}{2}$  of NW $\frac{1}{4}$ , Section 13, Township 20 South, Range 3 West, Shelby County, Alabama

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
1970 JUN 18 AM 11:10  
U.C.C. FILE NUMBER OR  
REC. BK. & PAGE AS SHOWN ABOVE  
Candice J. Briggers  
JUDGE OF PROBATE

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 16<sup>th</sup> day of June, 1970.

WITNESS:

(Seal)

(Seal)

(Seal)

DOUGLAS HULON (Seal)

(Seal)

MARIE HULON (Seal)

General Acknowledgment

STATE OF ALABAMA  
JEFFERSON COUNTY

the undersigned

hereby certify that DOUGLAS HULON and wife, MARIE HULON, a Notary Public in and for said County, in said State,

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 16<sup>th</sup> day of June, A. D. 1970.

Robert O. Driggers  
Notary Public.

My Commission Expires May 8, 1974

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