

This instrument was prepared by

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

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 Love and Affection and One and No/100 (\$1.00)-----DOLLARS

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

Willie R. Huckabee and wife, Myrtle B. Huckabee

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

Willie R. Huckabee and wife, Myrtle B. Huckabee

(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 NE corner of the SE¼ of the NE¼ of Section 35, Township 20 South, Range 3 West; thence in a Westerly direction along North boundary of said quarter-section 299.98 feet to the point of intersection with the East boundary of right of way of the L. & N. Railroad; thence turning an angle of 83 deg. and 18 min. to the left in a southwesterly direction 1,119.71 feet along the Eastern boundary of said right of way of the L. & N. Railroad, said point being the point of beginning of a tract of land herein described; thence continuing along a straight line which is the East boundary of the right of way of L. & N. Railroad one foot; thence turning an angle of 96 deg. 44 min. and 30 sec. to the left in an Easterly direction 108.93 feet to the point of intersection with the West boundary of right of way of U. S. Highway No. 31; thence turning an angle of 83 deg. 52 min. 30 sec. to the left in Northeasterly direction along the right of way of said highway one foot; thence turning an angle of 96 deg. 07 min. 30 sec. to the left in the Westerly direction and parallel to said line 108.93 feet long to the point of beginning; said property described being a one foot strip of land running along the South edge of the property described in the last paragraph of the conveyance from the heirs of Frank G. Brewer, Sr. to Brewer Investment Company, Ltd., as recorded in Vol. 191 at page 441 in the Office of the Judge of Probate of Shelby County, Alabama

Also, a part of the SE¼ of NE¼ of Section 35, Township 20, Range 3 West described as commencing at a point on the East right of way line of L & N Railroad (north bound track) where said right of way line intersects with south line of said forty acres and run north along said right of way line 159 feet to point of beginning; thence continue north along said right of way line 50 feet; thence East and parallel with south line of said forty to the west right of way line of Birmingham-Montgomery Highway; thence south along said highway right of way a distance of 50 feet; thence west to point of beginning; being situated in Shelby County, Alabama.

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 14th day of August, 1970.

STATE OF ALABAMA
SHELBY COUNTY
JUDGE OF PROBATE
U.C.C. FILE NUMBER OR
REG. EX. & PAGE AS SHOWN AB33
1970 AUG 14 AM 10:58
INST. FILED IN 528
1422 J. J. C.

Willie R. Huckabee (Seal)
Myrtle B. Huckabee (Seal)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Willie R. Huckabee and wife, Myrtle B. Huckabee 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 14th day of August, A. D., 1970.

Mary D. Thompson
Notary Public.