

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 Fifty-three Thousand Seven Hundred Sixty-seven and 20/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

E. R. Norman, Jr. and wife, Paulyne Norman

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

James D. Seaman, Sr. and wife, Bertha A. Seaman

(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 parcel of land, a part situated in the SE $\frac{1}{4}$, Section 16 and a part situated in the SW $\frac{1}{4}$ Section 15, Township 22 South, Range 3 West and more exactly described as follows: Begin at the SW corner of said Section 15, thence in a northerly direction along the west boundary of said Section 15, 670.35 feet to the point of beginning, thence an angle of 88° 55' to the left 256.67 feet, thence an angle of 88° 14' to the right 743.30 feet, thence an angle of 27° 55' to the left 485.80 feet, to the southeast boundary of right of way of Highway No. 119, thence an angle of 77° 43' to the right 405.08 feet, along a cord of a curve turning in a northeasterly direction, having a radius of 4623.75' and subtended by a central angle of 8° 02' and an arc distance of 405.38 feet, thence at an angle of 73° 12' to the right 563.80 feet, thence at an angle of 12° 11½' to the left 478.25 feet, thence at an angle of 9° 33' to the right 397.10 feet, thence at an angle of 1° 42½' to the left 522.76 feet to the center line of Shoal Creek, thence at an angle of 81° 48' to the right 138.24', along center line of said creek, thence at an angle of 25° 35' to the left 83.51 feet along center line of said creek, thence at an angle of 63° 21' to the left 120.45 feet along center line of said creek, thence at an angle of 25° 48' to the right 137.33' along center line of said creek, thence at an angle of 10° 05' to the right 195.14 feet along center line of said creek, thence at an angle of 18° 14' to the left 95.29 feet along center line of said creek, thence at an angle of 142° 36' to the right 1896.13 feet to the point of beginning. Containing 44,806 acres. Note: Base line along Shoal Creek is parallel to creek and 25 feet from center line.

Subject to that certain mortgage of this and other realty executed by the sellers herein to one Shannon the principal balance of which mortgage is \$17,468.78 as of to-wit, the 5th day of August, 1970; and seller herein will pay said mortgage monthly according to its terms.

Seller herein will pay ad valorem taxes due and payable on said property October, 1970.

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 28th day of August, 1970.

WITNESS:

E. R. Norman, Jr. (Seal)
E. R. Norman, Jr.
Paulyne Norman (Seal)
Paulyne Norman
(Seal)

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

I, the undersigned authority, Notary Public in and for said County, in said State, hereby certify that E. R. Norman, Jr. and his wife whose names are signed to the foregoing known to me, acknowledged before me on this day, that, being informed of the contents of the executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of August, A. D., 1970.

Walter R. Rice
Notary Public.
Notary Public, Jefferson County, Ala.
My commission expires April 7, 1974
Bonded by Home Indemnity Co. of N. Y.

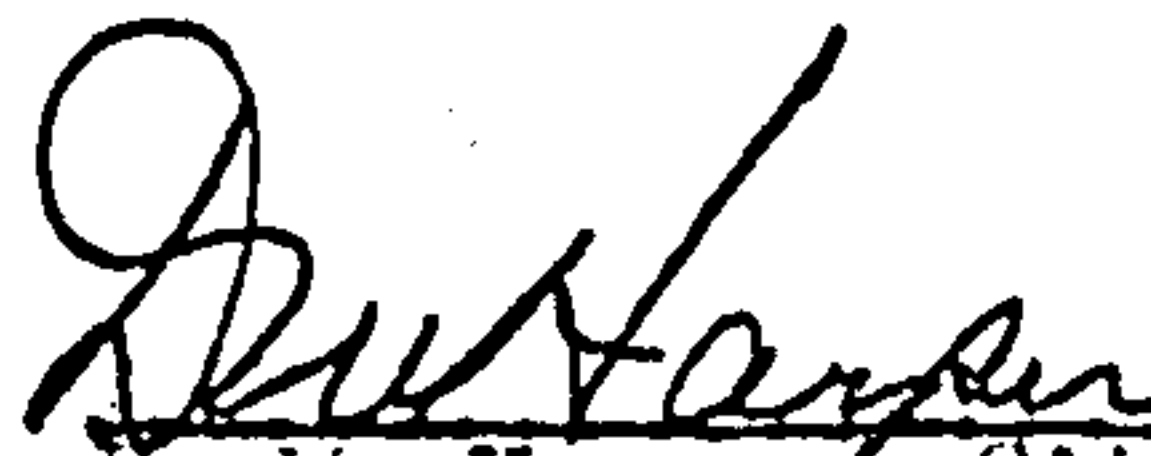
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BOOK 203

To Whom it May Concern:

Re: SE $\frac{1}{4}$ Sec. 16 and Pt SW $\frac{1}{4}$ Sec. 15- Tp 22- Range 3 West.

The City of Montevallo has no lien on the above described property for public improvements.


D. W. Harper, City Clerk

8/13/70

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 SEP 14 PM 3:10
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Carroll J. H. H. H.
JUDGE OF PROBATE