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WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Thousand (\$5,000.00) Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, David Durham Hughes and spouse, Aurelia S. Hughes (herein referred to as grantors) do grant, bargain, sell and convey unto Rutledge J. Snow and spouse, Geraldine C. Snow (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 NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, in Shelby County, Alabama, more particularly described as follows: Commence at the Southwest corner of the NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said section 13 and run North along the West boundary line of said quarter-quarter section for 495 feet; thence turn an angle to the right of 92 degrees, 24' and run Eastward parallel with the South boundary line of said quarter-quarter section a distance of 341.83 feet to a point on the Easterly right of way line of Cahaba Valley Road (having a width of 80 feet) for the point of beginning of the property herein described; continue thence eastward along same course for a distance of 553.21 feet to a point on the Westerly right of way line of Oak Mountain Park Road (having a width of 80 feet), thence turn an angle to the right of 110 degrees 10' and run Southwesterly along the Westerly right of way line of Oak Mountain Park Road for a distance of 175.63 feet; thence turn an angle to the right of 69 degrees 50' and run Westward along a line which is 330 feet North of and parallel with the South boundary line of said NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of said Section for a distance of 563 feet to a point on the Easterly right of way line of aforesaid Cahaba Valley Road, thence to the right and run Northeasterly along the Easterly line of said road for a distance of 179.26 feet to the point of beginning, containing 2.11 acres (more or less). The land conveyed by this deed is also described as follows: All that part of the North 165 feet of the South 495 feet of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 19 South, Range 2 West, that lies East of the East right of way line of the Cahaba Valley Highway right of way and west of the west right of way line of Oak Mountain Park Road, 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 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 29th day of September, 1970.

WITNESS:

Lynne Laney Dobson (SEAL) * David Durham Hughes (SEAL)
Lynne Laney Dobson (SEAL) Aurelia S. Hughes (SEAL)
____ (SEAL) _____ (SEAL)

STATE OF ALABAMA)
(
SHELBY COUNTY)

I, Elizabeth S. Laney, a Notary Public in and for said County, in said State hereby certify that David Durham Hughes and spouse, Aurelia S. Hughes 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 by hand and official seal this 29th day of

September A.D., 1970.

Elizabeth S. Laney
Notary Public

STATE OF ALABAMA, SHELBY CO.
NOTARY PUBLIC
INSTRUMENT WAS FILED
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