

J.P. Graham
P.O. Box 371
Pelham, Alabama

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER-TO SURVIVOR

86

State of Alabama

SHELBY COUNTY

Know All Men By These Presents,

That in consideration of Six Thousand Nine Hundred Sixty & No/100----- DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged we, Ira L. King and wife Maragret S. King

(herein referred to as grantors) do grant, bargain, sell and convey unto Joseph R. Allen and wife Doris G. Allen

(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:

Parcels 1, 2, & 3 according to the Coulter Engineering Company Map and Survey of Ira King Acreage Parcel.
Legal Descriptions attached,

A First Mortgage executed by Grantee's to Grantor's in the amount Six Thousand Six Hundred Sixty Dollars is a part of the above consideration.

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~~ (we) do, for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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 and seal's

, this 26th

day of September, 19 70 .

WITNESS:

Ira L. King

Margaret S. King

BOOK 264 PAGE 261

RETURN TO

TO

143 20th Ave. S. Bldg
35205

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

145
1700
1.50
99.50

LOUISVILLE TITLE INSURANCE
COMPANY

P.O. BOX 1865 LOUISVILLE, KENTUCKY 40201

State of Alabama

Shelby COUNTY

General Acknowledgment

I, J.P. Graham, a Notary Public in and for said County, in said State,
hereby certify that Ira L. King and wife Margaret S. King
whose name 's 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 26th day of

September

A. D., 1970

J.P. Graham
Notary Public

State of

COUNTY

General Acknowledgment

I, , a Notary Public in and for said County, in said State,
hereby certify that
whose name signed to the foregoing conveyance, and who known to me, acknowledged before
me on this day, that, being informed of the contents of the conveyance executed the same voluntarily
on the day the same bears date.

Given under my hand and official seal this day of

A. D., 19

Notary Public

State of

COUNTY

Corporation Acknowledgment

I, , a Notary Public in and for said County in said State,
hereby certify that
whose name as of
a Corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this
day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed
the same voluntarily for and as the act of said corporation.

Given under my hand, this the day of

19

Notary Public

CONSULTING ENGINEERS
CIVIL ENGINEERS
SURVEYORS

COULTER ENGINEERING COMPANY

P. O. BOX 6062
2805 - 19TH PLACE SOUTH
BIRMINGHAM, ALA. 35209
PHONE 879-2436

August 3, 1970

Description Parcel 1

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes 30 seconds and in a Southerly direction for a distance of 877.73 feet; thence turn an angle to the left of 105 degrees 13 minutes 15 seconds and in a Northeasterly direction for a distance of 445.59 feet; thence turn an angle to the left of 93 degrees 21 minutes 45 seconds and in a Northwesterly direction for a distance of 418.42 feet to the point of beginning; from the point of beginning thus obtained thence turn an angle to the right of 92 degrees 43 minutes 45 seconds and in a Northeasterly direction for a distance of 311.50 feet; thence turn an angle to the left of 92 degrees 43 minutes 45 seconds and in a Northwesterly direction for a distance of 107 feet; thence turn an angle to the left of 80 degrees 05 minutes and in a Southwesterly direction for a distance of 281.45 feet; thence turn an angle to the left of 86 degrees 22 minutes and in a Southerly direction for a distance of 144.65 feet to the point of beginning.

CONSULTING ENGINEERS
CIVIL ENGINEERS
SURVEYORS

COULTER ENGINEERING COMPANY

P. O. BOX 6062
2805 - 19TH PLACE SOUTH
BIRMINGHAM, ALA. 35209
PHONE 879-2436

August 3, 1970

Description Parcel 2

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the right of 88 degrees 41 minutes 30 seconds and in a Southerly direction for a distance of 877.73 feet; thence turn an angle to the left of 105 degrees 13 minutes 15 seconds and run in a Northeasterly direction for a distance of 445.59 feet; thence turn an angle to the left of 93 degrees 21 minutes 45 seconds and run in a Northwesterly direction for a distance of 418.42 feet; thence turn an angle to the right of 13 degrees 33 minutes and in a Northerly direction for a distance of 144.65 feet to the point of beginning; from the point of beginning thus obtained thence continue along last described course for a distance of 144.65 feet; thence turn an angle to the right of 95 degrees 02 minutes and in a Easterly direction for a distance of 256.72 feet; thence turn an angle to the right of 71 degrees 25 minutes and in a Southeasterly direction for a distance of 107.25 feet; thence turn an angle to the right of 99 degrees 55 minutes and in a Southwesterly direction for a distance of 281.45 feet to the point of beginning.

264

PAGE

264

BOOK

CONSULTING ENGINEERS
CIVIL ENGINEERS
SURVEYORS

COULTER ENGINEERING COMPANY

P. O. BOX 6062
2805 - 19TH PLACE SOUTH
BIRMINGHAM, ALA. 35209
PHONE 879-2496

September 14, 1970

Revised Description Parcel #3

Commence at the Southwest corner of the Northwest Quarter of the Northeast Quarter of Section 23, Township 20 South, Range 3 West; run thence in an Easterly direction along the South line of said quarter-quarter section for a distance of 466.90 feet; thence turn an angle to the left of 91 degrees 18 minutes 30 seconds and in a Northerly direction for a distance of 102.73 feet; thence turn an angle to the right of 90 degrees and in an Easterly direction for a distance of 40 feet; thence turn an angle to the left of 90 degrees and in a Northerly direction for a distance of 32 feet; thence turn an angle to the right of 90 degrees and in an Easterly direction for a distance of 231.35 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 126 feet to the point of beginning; from the point of beginning thus obtained, thence continue on last described course for a distance of 84.69 feet; thence turn an angle to the left of 90 degrees and in an Easterly direction for a distance of 256.72 feet; thence turn an angle to the left of 108 degrees 35 minutes (said angle being measured from last described course to the tangent of following course, said course being situated on a curve, said curve having a central angle of 13 degrees 58 minutes and a radius of 355.61 feet); thence run in a Northerly direction along a curve to the right for a distance of 86.68 feet; thence turn an angle to the left of 78 degrees 24 minutes (said angle being measured from the chord of last described course to the following course) and run in a Westerly direction for a distance of 239.26 feet to the point of beginning.

JUDGE OF PROBATE

Conrad M. Brown

U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1970 OCT - 8 PM 16:22
Deed Book 7:00