

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

87

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

State of Alabama

SHELBY

COUNTY

} Know All Men By These Presents,

That in consideration of Two Thousand Three Hundred & No /00----- 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 Margaret 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: Parcel 4 of Coulter Engineering Company Map & Survey of Ira King acreage Parcels.

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 a 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 to the point of beginning; from the point of beginning thus obtained, thence continue along last described course for a distance of 238.10 feet; thence turn an angle to the right of 90 degrees and in a Southerly direction for a distance of 97.36 feet to the point of beginning of a curve to the left, (Said curve having a central angle of 4 degrees 37 minutes and a radius of 355.61 feet); thence along arc of said curve in a Southeasterly direction for a distance of 28.65 feet; thence turn an angle to the right of 92 degrees 18 minutes 30 seconds (said angle being measured from chord of last described course to the following course) and run in a Westerly direction for a distance of 239.26 feet; thence turn an angle to the right of 90 degrees and in a Northerly direction for a distance of 126 feet to the point of beginning.

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 ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances:

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 and seal's, this 26th

day of September, 1970.

WITNESS:

Ira L. King
Ira L. King

Margaret S. King
Margaret S. King

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RETURN TO

TO

143 30th Ave S (Homes) 35225

WARRANTY DEED
JOINTLY FOR LIFE WITH REMAINDER
TO SURVIVOR

145
250
395

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 Maragaret S. King whose name 'D 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., 19 70

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

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

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Notary Public