

(Name) HEAD AND HEAD, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA

Form 1-1-5 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 Thirteen Thousand and No/100 (\$13,000.00)----- DOLLARS being the amount of a mortgage to Jefferson Federal Savings and Loan Association which is assumed by the grantees, and One Thousand and No/100 Dollars to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Delia Cobb and husband, Oscar H. Cobb

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

James W. Huckaby, Jr. and wife, Lois G. Huckaby

(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 part of the NW¼ of NE¼ Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the SW corner of said forty and run East along South line 206 feet to the Acton-Helena road; thence in a Northeasterly direction along Northwest line of said road a distance of 350 feet to Dan Davis land; thence turn angle of 89 deg. 57 min. to left and run Northwesterly along Dan Davis land 754 feet to a branch on the Southeast right of way line of old Road bed of the Helena-Acton Branch of L. & N. Railroad; thence in a Southwesterly direction along the South right of way line of said Railroad bed a distance of 51 feet, more or less, to West line of said forty; thence in a Southerly direction along the West line of said forty a distance of 807.4 feet to point of beginning. EXCEPTING HIGHWAY RIGHT OF WAY of Helena-Acton Highway; also EXCEPTING right of way or easement conveyed to J. S. and Lois Huckaby as described in Deed Book 172 on page 41.

EXCEPTING MINERALS AND MINING RIGHTS.

Subject to easements of record.

Subject to mortgage held by Jefferson Federal Savings and Loan Association.

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 12th day of May, 1971.

STATE OF ALABAMA  
SHELBY COUNTY  
IN WITNESS WHEREOF, We have hereunto set our hand(s) and seal(s), this 12th day of May, 1971.  
(Seal) Oscar H. Cobb  
(Seal) Delia Cobb  
(Seal)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Delia Cobb and husband, Oscar H. Cobb 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 12th day of May, A. D., 1971.

Mary D. Thompson  
Notary Public.



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Shelby Cnty Judge of Probate, AL  
05/14/1971 12:00:00 AM FILED/CERT