



19710524000020380 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
05/24/1971 12:00:00 AM FILED/CERT

**This instrument was prepared by**

(Name)..... HEAD AND HEAD, ATTORNEYS AT LAW

(Address).....COLUMBIANA, ALABAMA

Form 1-1-8 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 love and affection and One and No/100 (\$1.00)-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,  
Timmy Lee Garner and wife, Sarah Sue Garner  
(herein referred to as grantors) do grant, bargain, sell and convey unto

Timmy Lee Garner and wife, Sarah Sue Garner

(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 North Half of NW¼ of Section 25, Township 20 South, Range 4 West, of Huntsville Principal Meridian, Shelby County, Alabama, being more particularly described as follows: Begin at the NW corner of said Section 25; thence in an Easterly direction along the North boundary of said quarter section 931.02 feet to the point of beginning of tract herein described; thence continuing in Easterly direction in straight line along the North boundary of said quarter section 432.87 feet to point of intersection with a County Road right of way; thence turning an angle of 140 deg. and 13 min. to right in Southwesterly direction along Northwesterly boundary of said County Road right of way 137.51 feet to the point of beginning of the arc of a curve turning to the left in Southwesterly direction having a radius of 2,904.79 feet said arc being subtended by a central angle of 3 deg. 20 min. and 58 sec. and having a chord of 169.79 feet in length; thence along said arc of said curve 169.81 feet which is Northwest boundary of said right of way; thence turning an angle of 41 deg. 27 min. 29 sec. to the right from last mentioned chord having a length of 169.79 feet in Westerly direction 440.60 feet; thence turning an angle of 140 deg. and 13 min. to the right in Northeasterly direction 313.03 feet to the point of beginning, containing 2 acres, more or less, according to survey of Hermon D. Westbrook, Registered Land Surveyor, dated February 10, 1968.

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 22nd

Day of May, 1971

**(Seal)**

**(Seal)**

(Seal)

.. (Seal)

..(Seal)

..(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 Timmy Lee Garner and wife, Sarah Sue Garner 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 my hand and official seal this 22nd day of May A. D., 1971

**Notary Public.**