

5478

## 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 FOUR THOUSAND SEVEN HUNDRED SIXTY & NO/100 DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, C. D. Howard and wife Merle H. Howard and Dan L. Howard and wife Patricia A. Howard

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

Joe G. Clark and wife Judy P. Clark

(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:

From the NE corner of the SW 1/4 of the SE 1/4 of Section 18-24N-12E, Shelby County, Alabama, run west along the 1/4-section line, 13.5 feet to a capped pipe, the point of beginning; thence South parallel to the east line of said SW 1/4 of the SE 1/4, 613.8 feet to a pipe; thence 19°-48' right along a fence, 106.5 feet to a pipe; thence 69°-57' right, 462.0 feet to a pipe; thence 91°-55' right, 1148.9 feet to a pipe on the south side of Alabama Highway 25; thence 87°-59' right, 45.0 feet to a concrete monument; thence 9°-05' right, 55.3 feet to a fence; thence 14°-38' right, along said fence, 396.4 feet to a pipe; thence 66°-23' right, 267.1 feet to the point of beginning. Containing 11.9 acres.

Subject to Following -

Mortgage Filed at Shelby County Court House,  
in Amount of Six Thousand Nine Hundred Thirty one & <sup>20</sup>/<sub>100</sub>.  
120 consecutive installments of \$157.76 each, beginning  
on December 28th, 1970.



19711018000044030 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
10/18/1971 12:00:00 AM FILED/CERT

UCC FILED  
10/18/71  
11:41  
REC'D  
CLERK OF COURT  
SHELBY COUNTY, ALA.

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 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, unless otherwise noted above; 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(s) and seal(s), this 11<sup>th</sup> day of October, 1970.

WITNESSES:

W. A. Swansa

James M. Nenson

C. D. Howard (Seal)  
C. D. Howard

Merle H. Howard (Seal)  
Merle H. Howard

Dan L. Howard (Seal)  
Dan L. Howard

Patricia A. Howard  
Patricia A. Howard  
General Acknowledgment

STATE OF ALABAMA

Shelby

COUNTY

I, Ralph W. Hill, a Notary Public in and for said County, in said State, hereby certify that C. D. Howard, Merle H. Howard, Dan L. Howard & Patricia A. Howard 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 11<sup>th</sup> day of October, A. D., 1970.

Ralph W. Hill  
Notary Public.

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