

This instrument was prepared by

(Name) Elaine H. Connell

(Address) 2121 Cahaba Valley Road, Shelby County, 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 EIGHT THOUSAND FIVE HUNDRED AND NO/100 -----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

BONNIE G. CHEW and wife, MARY M. CHEW

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

HIRAM Y. MCKINNEY and MAHALA K. MCKINNEY

(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 parcel of land situated in the SW 1/4 of the NE 1/4 of Section 29, Township 19 South, Range 2 West, in Shelby County, Alabama, particularly described as follows: Commence at the northeast corner of said quarter-quarter section and run thence southerly along the east line thereof for a distance of 219.16 feet to the point of beginning of the property herein described; thence turn 82° 50' right and run southwesterly for a distance of 642.74 feet to a point on the center line of a 60-foot wide road; thence turn 123° 08' 30" left and run southeasterly along said center line for a distance of 250.18 feet to the P.I. (point of intersection) of a curve having a central angle of 29° 32'; thence turn 29° 32' right and run southeasterly along the sub-tangent of said curve for a distance of 68.51 feet to a point on said sub-tangent; thence turn 90° 38' left and run northeasterly for a distance of 472.41 feet to a point on said east quarter-quarter section line; thence turn 78° 35' left and run northerly along said east quarter-quarter section line for a distance of 245.0 feet to the point of beginning.

Subject to: That part of subject property included within the right of way of Indian Crest Drive. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 42, Page 246. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 214, Page 631. Right of way to Shelby County, Alabama by instrument recorded in Deed Book 225, Page 645. Restrictions appearing of record in Deed Book 269, Page 534 in the Probate Office of Shelby County, Alabama, are made a part of this conveyance and go with the land.

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 13th day of November, 1971.

WITNESSES
STATE OF ALABAMA, SHELBY COUNTY, this 13th day of November, 1971, at 9:19 AM.
U.C.C. FILE NUMBER OR BK. & PAGE AS SHOWN ABOVE
Coral McKinney
JUDGE OF PROBATE

Bonnie G. Chew (Seal)
(Bonnie G. Chew)
(Seal)
Mary M. Chew (Seal)
(Mary M. Chew)

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that BONNIE G. CHEW and wife, MARY M. CHEW 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 13th day of November, A. D., 1971.



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Shelby Cnty Judge of Probate, AL
12/08/1971 12:00:00 AM FILED/CERT