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This instrument was prepared by

6599

(Name) Frank K. Bynum, Attorney

(Address) 1701 City Federal Building, Birmingham, Alabama 35203

Form 1-15 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 TWENTY THREE THOUSAND AND NO/100-----(\$23,000.00)----- DOLLARS

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

Thomas A. Turner and wife, Edna Clark Turner

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

Arthur S. Ludwig, Jr. and wife, Alma B. Ludwig

(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 being in the Northerly portion of Lot 19, according to the Survey of Cahaba River Estates, as recorded in Map Book 3, Pages 32 and 33 in the Bessemer Division of the Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Vol. 17, Page 64, Birmingham Office of the Judge of Probate of Jefferson County, Alabama, and also recorded in Shelby County, Alabama, in Office of the Judge of Probate in Map Book 3, Page 11, and being more particularly described as follows: Begin at the Northwest corner of said Lot 19, said point also being the Northwest corner of the NE 1/4 of the SW 1/4 of Section 26, Township 19 South, Range 3 West, Shelby County, Alabama, thence run in a Southerly direction along the West line of said 1/4-1/4 Section, said line also being the West line of said Lot 19, a distance of 362.28 feet; thence 90 deg. 00' to the left and run in an Easterly direction 16 feet; thence 79 deg. 40' to the right and run in a Southerly direction a distance of 120.67 feet; thence 35 deg. 01' to left and run in a Southeasterly direction a distance of 58.18 feet; thence 21 deg. 00' to left and run in a Southeasterly direction a distance of 127.02 feet; thence 90 deg. 00' to left and run in a Northeasterly direction a distance of 7.55 feet; thence 79 deg. 36' to the right and run in a Southeasterly direction a distance of 52.83 feet to a point on the Easterly line of said Lot 19; thence 103 deg. 15' to left and run in a Northerly direction along the Easterly line of said Lot 19, a distance of 575.31 feet to a point on the North line of said Lot 19, said point also being situated on the North line of said 1/4-1/4 Section; thence 89 deg. 20' 45" to the left and run in a Westerly direction along the North line of said 1/4-1/4 line, also being the North line of said Lot 19, a distance of 250 feet to the point of beginning. Minerals and mining rights excepted.

CONTINUED

SEE REVERSE SIDE

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 30<sup>th</sup> day of December, 1971.

WITNESS:

(Seal)

(Seal)

(Seal)

Thomas A. Turner (Seal)

Thomas A. Turner

Edna Clark Turner (Seal)

Edna Clark Turner

(Seal)

General Acknowledgment

STATE OF ALABAMA  
JEFFERSON COUNTY

the undersigned

hereby certify that Thomas A. Turner and wife, Edna Clark Turner

whose name 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 30<sup>th</sup> day of December, A. D., 1971.



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Shelby Cnty Judge of Probate, AL  
01/04/1972 12:00:00 AM FILED/CERT